

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4731/P	Anna Robins	50 Fortess Road NW5 2HG	25/09/2017 18:33:47	COMNOT	Planning Department London Borough of Camden Second Floor 5 Pancras Square c/o Town Hall Judd Street London WC1 H 9 JE

Dear Sirs

Application 2017/4731 – Replacement roof, alterations to entrance and replacement fenestration at Work Shops 36-52 Fortess Road, Fortess Grove, London NW5 2HG

I am the homeowner and resident of 50 Fortess Road , a Grade Two listed house built c. 1824 and mentioned in Pevsner. The Work Shops lie within a Conservation area and include the original coach house for Fortess Terrace as it was once known , now Fortess Road. The application area edged red includes a party wall at the back of my secluded walled garden .

1. The application suggests that the window in the party wall will be replaced like for like , however , this window has been completely obscured by dense ivy since I first moved to the house in 1987 which makes the window impossible to see. The foliage provides both food and a natural habitat for numerous birds . If the applicant is given the right to remove the foliage as was suggested at a recent meeting with the residents of Fortess Road and Railley Mews it would be a gross change to a very private and secluded garden, it would introduce artificial light into a natural habitat which would be an infringement of my privacy and detrimental to wildlife, and it would undoubtedly would introduce an unacceptable amount of noise especially if the window is not fixed in which case there would be an added security issue.
2. The applicant in a previous proposal indicated two mezzanine floors within the building including one running near the roofline, and also the addition of a new roof and also new roof lights . If these are not glazed and fixed shut they will give a direct view of the bathroom and one of the bedrooms of 50 Fortess Road. In addition , there is the worry of an increased level of noise if the roof lights are not fixed shut.
3. At the moment the garden and the back of my house are quiet and peaceful, with no artificial light emitted into any part of the garden which makes it a welcome retreat and a haven for wild life.
4. The applicant has failed to consult about any aspect of the development , and has shown no due regard of the existing residential development and its historic value.

Yours faithfully

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2017/4731/P	Domenica Sansone	2 Railey Mews London NW5 2PA	27/09/2017 16:37:43	OBJ	<p>Professor Anna G. Robins</p> <p>Dear Sir/Madam,</p> <p>I am the Freeholder of 2 Railey Mews and owned the property since 2011 I write to make a formal comment/objection to the planning application:</p> <p>APPLICATION 2017/4731/P FOR REPLACEMENT ROOF, ALTERATIONS TO ENTRANCE AND REPLACEMENT FENESTRATION WORKSHOP AT 36 – 52 FORTESS ROAD, FORTESS GROVE, LONDON, NW5 2HB</p> <p>At present, my house enjoys very little light pollution from neighbouring properties, has no sound pollution and is not overlooked at the back. These factors were among the main attractions of my house when I bought it, but all now are under threat.</p> <p>The existing roof of the neighbouring property at the back of my house currently has fixed plastic roof panels as light-wells. However, the new project proposes the insertion of two mezzanines floors, which would allow views out of the proposed new windows onto the back of my house (my bedrooms windows are 2.60 meters from one strip of the original light-well, with the proposed one looking even closer!) Considering that the proposed new office space will also increase the number of people and the level of noise, I must strongly object to the new roof fenestration being openable and transparent. Such a change in the proposed new fenestration will inevitably cause sound pollution to my house and will invade my privacy, as my rear bedrooms would be closely overlooked. Furthermore, considering the extremely close proximity of the proposed office space to my house, openable fenestration will jeopardise my home security, as it would create easy access to my house.</p> <p>Therefore, I object to the proposed new roof windows being openable and transparent and I request that the replacement fenestration remain fixed and un-openable, just like the original, and be glazed with translucent, frosted, privacy glass.</p> <p>Yours sincerely,</p> <p>Domenica Sansone 2 Railey Mews</p>

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2017/4731/P	Dr Ruth Silver DBE	52 Fortess Road	27/09/2017 12:59:15	OBJ	<p>APPLICATION 2017/4731- Replacement roof, alterations to entrance and replacement fenestration at Work Shops 36 - 52 Fortess Road, Fortess Grove, London NW5 2hg.</p> <p>I write to register objections to aspects of the above planning application. I have material areas of concern viz, overlooking/ loss of privacy; noise; risk and layout. 52 Fortess Road is a Grade 2 listed house and a heritage asset . The area impacted by this application is outlined in red and shows the party wall of the back gardens of numbers 36 – 52.</p> <p>The application requests that the workshop/party wall windows be replaced on a like for like basis. Currently these windows at the back of 52 are in the same condition as at the date of purchase in 1986 - blocked over, obscured from view and covered in the dense foliage that grows along the terrace as a whole. Given the noise, fumes and heavy traffic of Fortess Road itself, such quiet privacy in walled gardens provides a much needed peaceful, green and safe environment. The gardens are secure and at no time during my time here has there been overlooking from the workshops. The workshop is within eighteen metres of the back wall of the Fortess Road terrace, this represents an unacceptable loss of privacy to residents. Overlooking is a significant concern.</p> <p>The application proposes to replace the current frosted glass bricks in the wall windows with part-obscure, part-transparent ones which would result in our gardens and nearby rooms being daily - and day long - overlooked. This represents a significant and worrying deterioration to our lives, the enjoyment of our homes, in particular the ensuing loss of privacy to back facing bedrooms. It risks security and safety, greatly increasing disturbance from light and noise pollution. This application presents unacceptable, detrimental changes to our current wellbeing, including very young children and vulnerable neighbours. I request that you reject this particular alteration.</p> <p>The new roof and rooflight plan proposes radical alterations which would cause further deleterious. For the 31 years I have lived here, the frosted plastic roof panels have been fixed shut, the plan seeks to replace them with openable, transparent glass so as to provide light and circulation to the two mezzanine office floors housing staff and equipment. Such changes would produce unacceptable levels of light and noise pollution, will overlook and will more directly look into bedrooms in the basement and on the first, second and third floors of 52. This loss of security, aggravated loss of comfort, is unacceptable with further loss of privacy to that</p>

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2017/4731/P	Ms Joy Everley	44 Fortess Road 1st Floor Kentish Town NW5 2HG NW5 2HG NW5 2HG	27/09/2017 16:29:13	COMMEM PER	<p>secured by the screened windows proposed at the time of a previous residential application for this site in 2015 (Planning reference number: 2015/4501/P,) which recognised development of this site poses a challenge to our privacy. Without design mitigation, namely fixed and obscured glazed windows, I urge that this application is rejected by you.</p> <p>The Mezzanine floors facing directly into the first and third floors of this house raise concerns. No information from the developers has been forthcoming on these pre-built metal constructions, their relation to floors and party walls, possible vibrating machinery and the noise of air conditioning. We seek to have the building sound proofed to maintain the quiet atmosphere enjoyed behind our homes, set in a busy road. These plans represent serious deterioration to our lives. I ask that this planning permission be refused.</p> <p>Yours faithfully Dr Ruth Silver DBE</p> <hr/> <p>Dear Camden,</p> <p>At 44 Fortess the building is very close to the back of the house, especially the extension.</p> <p>The two large windows facing the garden have been bricked up from the inside and boarded over on the garden side without contest for at least 20 years. I can find exact dates if required. Reinstating the windows with clear glass would result in loss of privacy for both sides. With frosted glass there will be light pollution. How late will the lights stay on in the building. The garden and back rooms could be flooded with light at all hours.</p> <p>Living on the first floor, I will be more directly affected by the two strips of roof windows. If they are clear glass, the office workers will have a direct view in to my bedroom. If they are frosted glass the light pollution problem also applies.</p> <p>I hope these points will be taken in to account and solutions found.</p> <p>Regards Joy Everley</p>