
From: Ted Holden [REDACTED]
Sent: 19 December 2017 12:35
To: Constantinescu, Nora-Andreea
Subject: Fw: Comments on 2017/4680/P have been received by the council.

Dear Ms Nora-Andreea Constantinescu,

I am writing to you re the Planning Application referenced above. On 3 November 2017, My wife and I submitted the objection below to this application, and Camden sent us confirmation of receipt. As our submission does not appear on the "related documents" web page related to the application -- and as our neighbours' submissions are visible -- please kindly confirm that you received our submission and that the planning office is giving it consideration.

Kind regards,
Edward & Mari Holden

----- Forwarded message -----

From: "planning@camden.gov.uk" [REDACTED]
To: [REDACTED]
Sent: Friday, 3 November 2017, 16:39:16 GMT
Subject: Comments on 2017/4680/P have been received by the council.

1. We object to the proposed development at 34a Rosslyn Hill. It would result in a substantial loss of privacy. The proposal is inconsistent with current guidelines in terms of height and scale. And it is misleading in various respects.
2. Paragraph 27 of the application claims that the development "would have no material impact on the amenities of the occupiers of the two houses on either side". However, it fails to comment on the material impact it would have on other nearby properties, including 2B Pilgrim's Lane (our home) and 2A.
3. Paragraph 15 claims that as there are "a number of existing windows in the rear facades of the terrace already ... the proposal would be of no greater detriment to the level of privacy enjoyed by the occupiers of the surrounding properties". In Paragraph 19, the application claims to comply with Camden Planning Guidance that "rear extensions should be designed to not cause a loss of amenity to adjacent properties with regard to ... privacy/overlooking" Neither claim is true.
4. The proposed extensions would move the rear façade about 10 meters closer to 2B Pilgrim's Lane. Much larger glass doors would replace the small traditional windows now at the rear elevation. Expanding and resituating these windows closer to 2B would provide the occupants a direct view into 2B's ground floor living and dining area (through three large plate glass windows at rear) and into 2B's master bedroom and garden area below.
5. The Design and Access Statement fails to include a photograph looking out from the rear of 34a Rosslyn Hill. If it did so, it would reveal a clear line of sight between the proposed extension and the windows at rear of 2B Pilgrim's Lane.
6. The application proposes construction of balconies at the rear elevation of the 1st and 2nd floors. The positioning of these balconies would only worsen the loss of privacy referenced above. They would mean more noise. The balconies might become a source of pollution as occupants might find the balconies a convenient place to smoke. The balconies would be out of keeping with the existing buildings, and it is not obvious why offices would need such terraces.
7. Paragraph 23 says there is no plan for "... relocation of existing plant". This point cannot be confirmed as the drawings do not detail the existing exhaust fans on the rear elevation. The paragraph further claims that there "will be no additional noise generated". To the contrary, if the fans remain in the current position, the proposed extension would be up against them and deflect more exhaust fan noise to the rear and toward 2B.
8. The proposed development would also overlook our neighbours at 2A and their garden – as well as look out generally on Pilgrim's Lane – resulting in a loss of light and privacy for 2A and the occupants of the homes on the

opposite side of Pilgrim's Lane.

9. The London Borough of Camden designated 2B Pilgrim's Lane as one of three commended projects at the 2006 Camden Design Awards. The architects of 2B took great care in its construction not to impinge on the privacy of other properties. This application does not display an equal degree of consideration for the privacy of 2B and our neighbours.

Comments made by Edward & Mari Holden of 2B Pilgrims Lane, London, NW3 1SL



Comment Type is Objection

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