

Robert Lester
Planning services
London Borough of Camden

19th January 2018

Dear Mr Lester,

Re: Planning Application 2017/6209/P
64-74 Rochester Place
London
NW1 9JX

As a neighbour to the above address I would like to object to planning application 2017/6209/P for the following reasons:

Visual appearance / Poor Design

The plans for an additional storey and roof are out of proportion with the current buildings on the street. It is poorly designed and would dominate the visual appearance of the street with its uneven roofline and unsympathetic dark steel cladding. This will not improve or enhance the area. The building would be more visible from the northern and southern approach from a large number of residential properties. The proposed development is not in keeping with the rest of the street and would harm the conservation area in which the site sits.

Light and Overlooking

The reduction in light will affect not only the studio buildings directly under the development but also the houses to the back of the building and the flats located at the front of the building (Royal College Street). The plans that have been submitted do not show an accurate representation of the fall of shadows.

The addition of a proposed 2nd storey would mean that a number of properties on the Royal College Street building would be overlooked.

Set Back

There is not provision for a set back of the new storey in the plans. The proposal is in fact an additional storey, it is not a roof extension.

Overdevelopment

The proposed new storey is a 60% increase in the height of the host building. The applicant has possession of the lease to the 1st floor only.

Yours Sincerely,

Michael Anastassiades
50 Rochester Place – NW1 9JX

Date 19/01/2018