
From: [REDACTED] on behalf of Puja Jain [REDACTED]
Sent: 08 March 2018 15:08
To: Sild, Thomas
Cc: Dj
Subject: Re: Planning application - 2017/7031/P
Attachments: proposed Extension effecting 6 Courthope road, NW3 2LB -.pdf

Hello Thomas,

Please see attached location plan and photographs of the windows that will be effected by Flat A& B, 4 Courthope Road proposed extension.

As highlighted earlier, our major concerns with the proposed extension are:

- Daylight and sunlight historically enjoyed
- Infringement of privacy - two storey extension proposed have big french door style windows/ doors proposed which look directly into our habitable space because it will be less few meters away, it encroaches upon our privacy.
- lack of amenity value - currently our habitable room and rear garden enjoy the openness feel which will be adversely effected by the two storey bulky mass proposed.

Historic maps on the Camden council website show that No.4 Courthope Road has significantly smaller size of rear garden as compared to the other houses on Courthope Road, hence it has not been built out in the rear to preserve the characteristic and garden amenity for the row of house. We believe the extension proposed is disproportionate to size of the garden and will imbalance the ration of built to unbuilt space. It doesn't adhere to the Camden council planning Guidance, design, extensions, alterations and conservatories, policy no, 4.09, 4.10,4.11, 4.12, 4.13, 4.14 and 4.15. It is insensitively and inappropriately designed that will spoil the appearance and harm the amenity of our property, for example in terms of outlook, privacy and access to daylight and sunlight.

General principles

4.10 Rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

We spotted few errors in the drawings submitted. These are:

- Page 13 of the proposal - 'Rear existing elevation' - shows the french doors & window of our flat in dotted. These should be drawn to represent accurately.
- the cross elevation on Page 21 isn't clear what it is showing and how it sits with the adjoining property no. 6. Similarly, there is no cross section through the proposed extension to show it in context of the neighbouring property no. 6 and the party wall.

We're happy to discuss the points above.

Kind regards
Puja

