

Gani, Ajim

From: Russell, Lorna (Councillor)
Sent: 25 March 2018 20:13
To: Planning; Smith, Kristina
Subject: Objection to planning application 2018/0282/P

Dear Sir / Madam

I am writing to strongly object to planning application 2018/0282/P regarding the erection of an additional storey, plus terrace, at 16 Rose Joan Mews.

My primary concerns about the application relate to the negative impact that it would have on the surrounding properties in terms of loss of privacy and daylight, but I also have concerns about the way in which the application has been advertised, and question whether it should be re-issued.

Loss of privacy

The proposed additional storey would have a negative impact on residents living on the other side of Rose Joan Mews at numbers 3-12, as it would lead to a considerable loss of their privacy. These properties have a very 'open' feel, with large glass doors and panels, and outside terrace spaces. Should an extra storey be built at number 16, anyone standing on that level would have a clear viewpoint to the inside of properties 3-12, as well as to their outside terraces. This privacy loss is absolutely unacceptable.

Although there is some precedent for an additional storey to be built on this street, following successful planning applications for a third storey at both 22 and 17-18 Rose Joan Mews, I would argue that the disruption and stress caused by these developments should mean that this planning application is rejected. Residents living at numbers 3-12 have repeatedly raised concerns about these two developments, and already many residents have had to spend money to build higher walls and raise their glass panels so as to ensure that their privacy is properly safeguarded. If planning application 2018/0282/P was granted, the development there would open up views into their properties even further, which I believe would be wholly inappropriate.

Furthermore, the proposed additional storey, by virtue of its height and scale, would reduce the amount of daylight at numbers 3-12.

Further impact on neighbouring residents

Rose Joan Mews is a quiet and narrow cul-de-sac, and further development there would be wholly inappropriate. The additional developments that have been built there over the last few years have cast the street into darkness for much of the daytime, and there is a feeling of overcrowding in the small space. Allowing an extra floor at 16 would exacerbate this further.

I also worry about the impact that a further development on this small and quiet street would have on neighbouring residents in relation to noise, air pollution and the parking of additional vehicles there.

Handling of the planning application

There have also been some inconsistencies with the way in which the planning application has been handled, which has been confusing to residents.

For example, as has been pointed out by Sager Management:

- The property identified in red on the notice to advertise the planning application is part of 3-12 Rose Joan Mews and has nothing to do with the application site of 16 Rose Joan Mews. This is clearly misleading.
- The application is referred to as being related to 16 Rose Joan Mews. However, on the applicant's location plan, 16 Rose Joan Mews is identified as being land to the rear of 80 Fortune Green Road.
- There is another property referred to as 16 Rose Joan Mews but identified as being to the rear of 88 Fortune Green Road. This property has received several permissions under this address, the most recent being March 2015, ref 2014/7635/P.

I worry that the application has been (unintentionally) misleading to local residents that will be impacted by it, and so for the above reasons, I believe that this planning application is invalid and should be re-issued.

Kind regards,

Cllr Lorna Russell
Labour Councillor for Fortune Green

Cllr. Lorna Russell
Fortune Green Ward (Labour / Co-op)
London Borough of Camden