

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2514/P	B. Shaughnessy	24/06/2018 10:23:18	OBJEMAIL	2018/2514/P

In principle we all accept the wish of residents and new owners to renovate and modify their properties and several dwellings in this road have been adapted thoughtfully and sensitively. This, among the several applications submitted for the same property, is an aggressive overdevelopment of a traditional Victorian terraced property - extending space at the upper level and appears to breach the guidelines set out by Camden and quoted below - which are meant to moderate negative impacts and protect other occupiers. Camden Planning Guidance 1 -4.9 "...rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook and access to daylight and sunlight."

The applicant has already been granted a substantial loft extension under permitted development which involves removal of most of the rear pitched roof, making very significant 'Alterations to the overall roof form' and replacing it with a fiberglass covered bulky dormer structure. In addition to this major change in the roofline is a proposed jumbo, edge-to-edge roof terrace with a loss of chimney stacks at the back. Camden CPG 1 – 4.10 Rear extensions should be designed to:

- 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;

5.24 Balconies and terraces should form an integral element in the design of elevations. The key to whether a design is acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located. Consideration should therefore be given to the following:

- detailed design to reduce the impact on the existing elevation;
- careful choice of materials and colour to match the existing elevation;
- possible use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space;

More importantly, according to Camden policy, development of roof space should

- 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;

Both properties at 30 and 34 will experience some or all of these negative losses from a badly proportioned roof structure and terrace which occupies too much of the flat roof. The addition of glass panels block natural sunlight and obstruct the view from garden facing windows in adjoining properties losing the "the open character of existing natural landscaping and garden amenity" they are entitled to. Many other surrounding and opposite properties will experience noise and light pollution from such a large terrace in the middle of a terrace where sounds are amplified and ricochet through the central shared open space.

Again quoting from Camden policy which states: "When proposing roof alterations and extensions, the main considerations should be:

- The scale and visual prominence;

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- The effect on the established townscape and architectural style;
- The effect on neighbouring properties

5.3 This guidance applies to all planning applications involving roof alterations, roof extensions, balconies and terraces, and is particularly relevant to residential properties.

The application is short on detail about design to reduce the impact on the existing elevation; the adverse impact on neighbours and choice of materials and colour to match the existing elevation; the use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space and we suggest that this development does not meet many of the established planning requirements.

We object to this application and request that it be refused.
