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FAO: Mr Peres de Costa

Our Ref: VC/JR Enquiry
Date: 30 July 2018

Dear Sirs

**Re: Application Ref 2018/2326/P at 13 & 13A West Hampstead Mews,
London NW6 3BB for:
the Variation of Condition 3 (approved plans) of planning permission 2014/1182/P
dated 04/08/2014 as amended by 2016/4846/P dated 15/12/2016 (for change of use
of 13A from vehicle spray shop to residential and conversion of property to 2-bed
house; and demolition of No.13 and erection of 3 storey office), namely to add 6
high level windows (to west and south elevation) and to alter parapet wall (west
elevation) to roof eaves.**

Please find enclosed on behalf of our client (the adjoining neighbour) an objection in relation to the above application.

Our client objects most strongly to the proposal to include the high-level windows in the proposed west elevation of the building. By virtue of application reference 2014/1182/P this elevation, as originally proposed, provided no new openings and as such my client found the proposal acceptable. Clearly with regard to the proposal as originally conceived no necessity was identified for openings in this elevation and we fail to see why this amendment is now required.

The openings are proposed as high-level and the sectional drawing seeks to demonstrate that an average height person will not be able to look directly out of them. However, the openings give the perception of the land adjoining being overlooked and therefore significantly adversely affects the amenity currently enjoyed.

It would appear that the windows are required for either light or ventilation, or both, to the office space consented. As regards light, the windows relate to a large office room and will be insufficient alone to adequately light the room therefore additional lighting will also be required. In which case the light from the windows is not a necessity. In the winter in late afternoon and early evening the light from these windows will reflect into the amenity space and heighten the sense of over-looking. If the windows are required for ventilation then there are clearly other mechanisms that can provide ventilation. If opened the quiet enjoyment of the outdoor amenity space will be subject to noise and disturbance from the office use.

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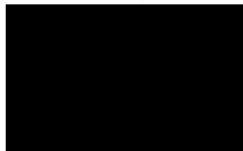
The occupants of the application property will not be able to maintain (either cleaning or other maintenance) the proposed high-level windows without access onto our client's property causing further loss of amenity and inconvenience.

My client would also like to point out in the strongest possible terms that although the proposed windows have a significant effect on the amenity of the property number 86 West End Road, the Local Planning Authority failed to notify my client of the application which could be considered as an incidence of maladministration by the Council.

We trust you will take our comments into account in the determination of the applications and refuse the application in so far as it refers to the window proposed in the west elevation.

Should you require any further information please do not hesitate to contact me.

Yours faithfully



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