

Figure 1: Comparison of refused Application 1 and proposed Application 3 (architect's drawings)

Figure 1 demonstrates the small overall difference between the refused Application 1 and Application 3.

Any extension is building onto an existing outrigger. The proposed rear development when added to the existing outrigger takes the total depth to 8.65 metres at ground storey level and 7.24 metres at 1st floor level. The introduction of the 1-storey flat roof section thus reduces the total outrigger depth at 1st floor level by only 16% (from 8.65 metres to 7.24 metres), compared with Application 1.

This reduction, which only relates to 3.7 metres of the overall 6.4 metre width of the rear extension, does not address the issues highlighted by Camden Planning when refusing Application 1. The proposed rear extension does not respect and preserve the original design and proportions of the building: the bulk, scale and mass are disproportionate.

The slight difference between Applications 1 and 3 is also highlighted by the roof drawings. The bulk, scale and mass of the proposed extended pitched roof barely differs between the two applications and is hugely extended from the existing roofscape.

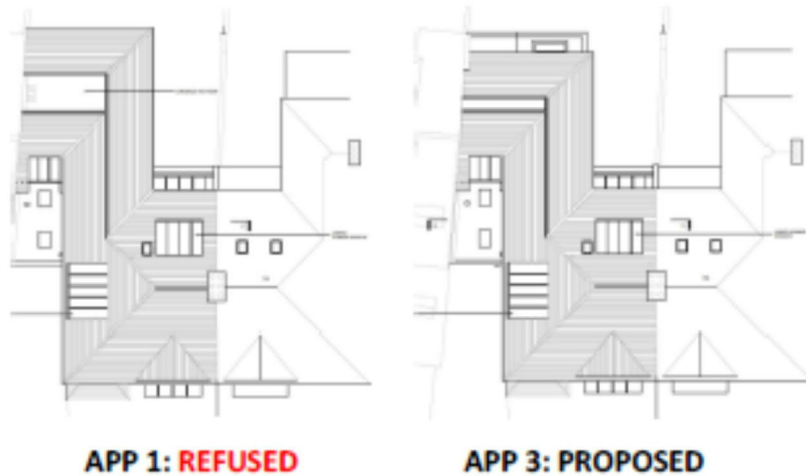


Figure 2: Comparison of refused Application 1 and proposed Application 3 (architect's drawings)

I also strongly support all the points made by No 74 regarding their loss of amenity under this application.

The proposed rear extension should be refused.

A one-storey infill extension, along the lines of what was included in Application 2 (2018/2136/P), would avoid this issue.

2. Overbearing and sense of enclosure – front of the property

The text below reiterates my objections to this aspect of Application 1 (2017/6726/P) and Application 2 (2018/2136/P) and Application 3 (2018/3114/P).

I object to the proposed 1st floor front projecting extension abutting my house. This extension will project forward by about 2 metres along the boundary wall [REDACTED] (see Figure 2).

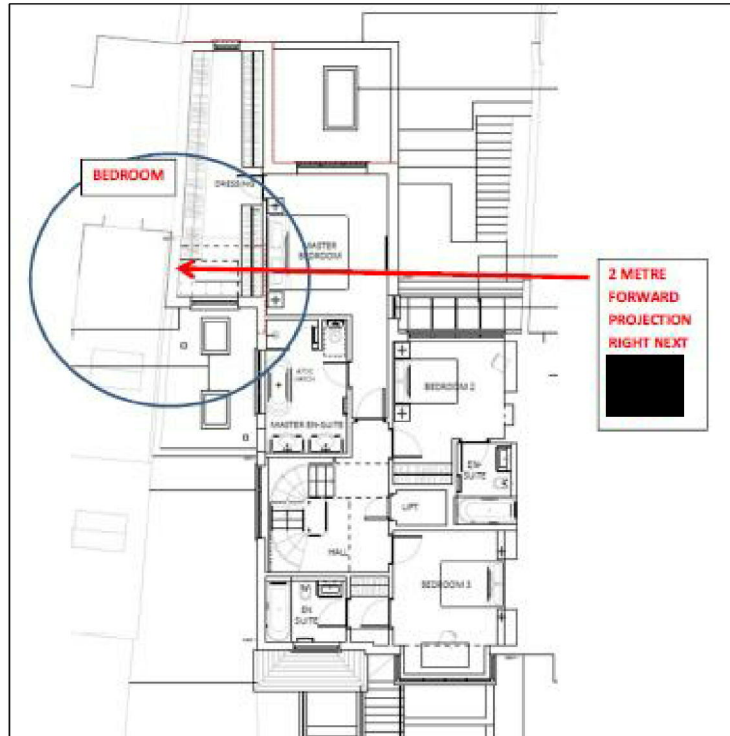


Figure 2: annotated excerpt from submitted plans

Camden Planning did not object to the 1st floor front projection last time, but **there were 2 factual errors in the Camden Planning Officer's Report**

(<http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/7071902/file/document?inline>):

- Para 5.3: Camden Planning wrote: *“The first floor extension would be 2m deep incorporating a dormer window within a pitched roof and would come forward of No.76s first floor window. No.76s first floor has dual aspect windows to the first floor room and if it's a bathroom then that is not a habitable room. Therefore it is not considered the first floor extension would have a detrimental impact to the amenities of No.76 in regards to loss of light, overbearing, overshadowing or privacy impacts.”*

The room that is referred to in this comment is not a bathroom, it is a bedroom. The fact it is dual aspect at the back is irrelevant to the way the proposed 1st floor extension at No. 75 will be overbearing and create a sense of enclosure as I will be looking out through a tunnel effect that will 'box' me in. **It is not acceptable to allow a 2 metre projecting extension along a boundary right next to a bedroom window (see Figure 2).** The edge of my window will be just 70 cm from the new 2 metre projection. It seems particularly unnecessary for No. 75 to have this front projection because that 1st floor room is shown on the application plans as a wardrobe/dressing room.

- Para 4.2: Camden Planning wrote: *“The first floor extension would be a modest extension which would incorporate a front dormer window within a new pitched roof with lower eaves almost giving the appearance of a cat slide roof. It is noted that **there are other examples within the street scene whereby properties have projected forward at ground and first floor (Nos.72, 73 and 74 part of this terrace)**. Additionally, the front projections are set so far back from the front building line, the impact on the street scene would be minimal. It is therefore considered the design, scale and use of materials for these elements would be considered proportionate to the original dwelling and would not be out of keeping within the street scene.”*

It is factually incorrect that there are other examples within the street scene whereby properties have projected forward at first floor (Nos.72, 73 and 74 part of this terrace). Specifically, the 1st floor vertical planes above the side garages of the houses at 73 and 74 Lawn Road are the original 1920s building – **there have not been any alterations in the position of these walls since these houses were built.** At 72 the vertical face of the newer 1st floor side extension was built to match 73 and 74. As the applicants at 75 pointed out in their original planning application, the position of the vertical face of the existing side extension at 75 is identical with its historic position according to old plans. **It should not be moved to a new position as this will have an adverse impact on my amenity, as explained above.**

A 2 metre front projection plus front dormer is not a ‘modest extension’ and a new front dormer would set a precedent. It will create the only example along this row of 1920s Arts & Crafts style houses where the 1st floor side elements of two adjacent houses are not flush with each other (i.e. in the same vertical plane). This will look incongruous from the street.

Thank you for your attention.

Yours sincerely,
Ellen Solomon

