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**From:**  
**Sent:**  
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**Subject:**

Begin forwarded message:

**From:** Sue Ellison  
**Date:** 18 August 2018 at 19:28:47 BST  
**To:** Patrick <[patrick.marfleet@camden.gov.uk](mailto:patrick.marfleet@camden.gov.uk)>  
**Subject:** Planning objections 19 Ravenshaw street

From: Ms Sue Ellison, N  
To: Mr Patrick Marfleet, Planning Solutions  
[patrick.marfleet@camden.gov.uk](mailto:patrick.marfleet@camden.gov.uk)  
Re. Application No:2018/3123/P at No.19 Ravenshaw Street  
External alterations including erection of part ground floor, part first floor,  
rear extension.

13 Aug 2018

Dear Mr Marfleet,

As the homeowner of No.17 Ravenshaw Street, you will understand that I and my family stand to be most affected by the proposed redevelopment of the neighbouring property at No.19 Ravenshaw Street; the subject of application No. 2018/3123/P.

First of all, we would like to make it quite clear that we have no, in principle, objection to the extension being remodelled in the manner illustrated in the proposal. Furthermore, should the application be granted, we look forward to a constructive and cooperative relationship with the developer in arranging the party-wall agreement and then through the construction stage.

Unfortunately, there are some aspects of the proposal that we would find wholly unacceptable if they were to remain unamended, and we must object to them in the strongest possible terms;

**A.** Firstly, the inclusion of the new, left-hand bedroom window in the rear façade, so close to the party wall. This window would have a view directly down onto our patio, causing significant harm to the quality of our amenity and the privacy we currently enjoy. This area, directly outside our kitchen

patio doors, is by far the most used area part of our garden. Consequently, we really must insist that it be removed from the design; I'm afraid it really will not be acceptable to us at all.

I must stress that we would like it removed; not simply glazed with obscured glass as a short-term expedient. Even with obscured glass, it would still create an ever-present sense of intrusion and the fact remains that there can be no sufficient guarantee that the window will not be re-glazed with clear glass at some time in the future. Removal of the window won't compromise the development in any meaningful way - and if the developer wants to introduce more daylight into the bedroom, perhaps a frosted Velux in the roof may be more effective (and possibly less costly).

I understand that your Planning Policy A1 attends to issues such these:

*"Policy A1 Managing the impact of development  
The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. We will:  
a. Seek to ensure that the amenity of communities, occupiers and neighbours is protected; The factors we will consider include: e. visual privacy, outlook;"*

**B.** Secondly, both of these windows seem to facilitate access to the flat roof of the ground floor kitchen. It's pretty obvious what kind of problems this could cause in future unless the window design is amended to prevent access, entirely, to that flat roof. There is no guarantee that the house will not, at some point later, be converted to flats. Unless the window design actively prevents it – inevitably, it will be beyond temptation for somebody not to try to sit out on that roof one hot summer day, if they have the opportunity to do so.

**C.** Likewise, regarding the larger flat roof area over the first-floor extension: It must be made clear, with a condition or restriction on the title if possible, that at no time in the future will that flat roof EVER be used as amenity.

If the applicant can attend to these issues they will find us to be perfectly amiable and cooperative neighbours - but these issues are very important to us and we must insist that they are fully addressed before the application is granted planning permission.

Regards

Mr Sue Ellion







