

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3529/P	Debbie Cook	29/09/2018 14:24:12	OBJ	<p>Planning Application: 2018/3529/P 3 Leverton Place, London NW5 2PL</p> <p>Dear Nora-Andreea Constantinescu I am objecting to this planning application for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed privacy screen and balustrades required for a terrace have a detrimental impact on the character and appearance of the host property, the wider terrace, the setting of the adjacent Grade II listed building and the wider Kentish Town Conservation Area. The terrace does not form an integral element in the design of the elevation of 3 Leverton Place and does not complement the elevation upon which it is to be located. The proposed privacy screen and balustrades do not enhance or preserve the character and appearance of the host property, and the addition of a terrace at 3 Leverton Place adds to the uneven appearance of the rear elevations of Leverton Place. 2. As part of previous planning permission (ref: 2016/1088/F), the roof of the ground floor extension was designed to be covered by a green roof in order to prevent the use of this space as a terrace. This feature was part of the design of the extension, however this has not yet been implemented by the applicant, and it was not conditioned by the previous permission. The current proposal involves the replacement of part of the green roof with a terrace, with timber decking, guard rail and privacy screens. What they are seeking, in the new planning application is to replace part of the green roof (for which consent exists but which has yet to be installed), with timber decking with the consequent loss of visual amenity, water absorption and wildlife habitat. 3. The proposed terrace impact on the amenity of the residents of Nos. 9, 11 and 13 Leverton Street in relation to loss of outlook, sense of enclosure and noise, and by reason of its location would allow actual and perceived levels of overlooking. 4. The relation between the application site and the neighbouring ones at Nos. 9, 11 and 13 Leverton Street is materially different from the relation between Nos. 1 and 2 Leverton Place. The proposed terrace being at a higher level than the garden level and ground floor habitable windows of Nos. 9, 11 and 13 Leverton Street. Due to the elevated position of the terrace sound travels directly down into my garden and living areas. The terrace would create an unacceptable sense of noise intrusion. 5. The application states that the large expanse of vegetation between the application premise and No 9 Leverton Street means there is no possibility of overlooking. The future existence of greenery cannot be secured and this point is invalid. 7. The terrace will extend across 50% of the width of my rear garden. The privacy screen will be visible from my living spaces and garden from its position behind the lightwell of the roof of 3 Leverton Place. I currently enjoy pleasant views from my garden and rear windows. I have an open plan house and all the living areas afford direct views of the garden and the privacy screen for the proposed terrace will be clearly visible. The privacy screen will reduce my outlook and increase the sense of enclosure. It will add visual clutter to the setting of the rear gardens of the listed buildings in Leverton Street. 8. The height of the proposed privacy screen (1.6m) would not be sufficient to ensure no loss of privacy. The

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eye line of a six-foot person is 1.75m, higher than the proposed 1.6m screen meaning that a not unusually tall person could look directly into my garden, living area and first floor bedroom over a distance of only 12.5 m. CPG Amenity (former CPG 6) highlights that new development in the form of roof terraces should be carefully designed to avoid overlooking. The guidance states a minimum distance of 18m should be retained in order to ensure privacy. In this instance, the distance from the closest point of the proposed terrace is 12.2m and 9.9m to the rear of the property of my property.

9. The proposed privacy screen is not solid and the slatted wooden screen is not sufficient to screen views into my property.

10. To the rear of the terrace a guard rail is proposed without a privacy screen. It would be possible when stood at the end of the proposed terrace to look into the first floor windows of no.11 Leverton Street.

11. There are no details specified for this guard rail other than it is level with the end of screening. It would be possible for a person to lean on or over this guard rail and gain direct views into my entire home at a distance of 12.2m and 9.9m. This level of intrusion into my home is unacceptable.

12. The application states that the black metal guard rail will restrict access to the rest of the flat roof. The application does not state if the guard rail is fixed. A metal guard rail that is not permanently fixed would allow free access to the roof and afford easy views into my entire home. The plants on the green roof are not specified. This leaves the applicant free to install plants that need regular maintenance which would result in regular use of the entire roof with the resultant loss of privacy.

13. Following the granting of permission for the revised 2016/1088/P on 11/05/2016 the applicant submitted a new application for planning permission 2017/0362/P on 30/01/2017 for a non-material amendment to change one of the dining room windows on the rear elevation to French doors. When permission was granted for this change I pointed out to my councillor (Meric Apak) that this gave the applicant easy access onto the planted roof with the resultant loss of privacy. This was raised with the owners of 3 Leverton Place by Camdenis Alex Bushell (East Manager, Planning Solutions Team). Alex Bushell emailed me on 20.04.2017 to assure me that the owners gave an undertaking to include a Juliet balcony when installing the French doors. The French doors, for which consent was given were installed but not the Juliet balcony.

14. The failure by the applicants to install the Juliet balcony and the green roof suggests that they have never intended to implement the terms of the consent granted in planning permission 2016/1088/P. The lack of detailing on the guard rail and planting indicate that the applicants intend to continue to exploit the nuances of planning law to their own benefit to the detriment of their neighbours.

I object to a terrace of any kind on the roof at 3 Leverton Place and ask you to refuse this application.

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2018/3529/P	Robert Daere	29/09/2018 19:44:15	OBJLETTE R	<p>Planning Application: 2018/3529/P 3 Leverton Place Objection to planning application</p> <p>Dear Ms Constantinescu, We are new residents at 11 Leverton Street → we moved in in September 2017. We did not contribute to the earlier planning applications involving 3 Leverton Place, but we have read the documents held online in relation to them. We object to the new planning application on the following grounds:</p> <ol style="list-style-type: none"> The new application does not resolve the concerns identified in the appeal decision that followed the most recent refusal for a roof terrace behind 3 Leverton Place (Appeal Ref. APP/X5210/D/17/3191371); It would have a significant adverse effect on the character and appearance of the host building, the character and appearance of the Conservation Area generally, and the setting of the listed buildings on Leverton Street; and It would have a significant adverse effect on our living conditions, and on the living conditions of our immediate neighbours. <p>a. Concerns in the appeal decision</p> <p>The appeal decision described the area surrounding the back of 3 Leverton Place in the following way: The site is located within the Kentish Town Conservation Area (CA), the importance of which as a designated heritage asset is summarised in the CA Appraisal and Management Strategy 2011 (the Appraisal). The appealed site is located to the rear of 9,11 and 13 Leverton Street which are part of the Grade II listed terrace of 5-23 Leverton Street and which is highlighted in the Appraisal as making a positive contribution to the CA. The inspector also made reference to Policies D1 and D2 of the Camden Local Plan – which are to seek to ensure high quality design in development which respects local context and character as well as preserving or enhancing the historic environment including conservation areas and listed buildings.</p> <p>The concerns raised in the appeal decision were that the plans would:</p> <ol style="list-style-type: none"> Be visible from the playground behind 3 Leverton Place and the rear of nearby properties (paragraph 6); add to the boundary treatments along the rear of the terrace which would exacerbate the cluttered appearance at first floor level (paragraph 7); appear as an obstructive addition in an elevated position to the rear of the host building (paragraph 8). <p>The new application is different to the earlier applications but does not resolve these concerns. The new development would be visible from the playground and from our garden and the garden of No. 9. It is obscured only by vegetation which is seasonal and which may be cut back or removed. The new development would also add to the boundary treatments along the rear of the terrace, the profile of which is already cluttered at first floor level. It would be an obstructive addition, albeit smaller than the original plans.</p> <p>b. The character and appearance of the host building and surrounding area We feel that the new plans are not in keeping with the character and appearance of the surrounding buildings, and with the Conservation Area generally. The terraced houses on Leverton Street have been recognised as contributing positively to the Conservation Area. We think that the new plans will adversely affect the character of the setting around Leverton Street and the Conservation Area. The new plans would clutter further the already busy setting behind the rear gardens of Leverton Street. They do not enhance the area and would adversely affect the historic environment.</p>

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c. Adverse effect on our living conditions

The new plans propose a terrace that extends across 50% of the width of No. 9Is garden. It would directly overlook our garden. It would also afford a direct line of sight towards three living areas in our house: the kitchen, a first floor bathroom, and a first floor bedroom / study.

We have particular concerns about the bathroom. The terrace would afford a direct and parallel view into the bathroom (through a window which is only partially frosted). At present, the extent of the overlooking would be reduced by a tree in No. 9Is garden but there is no guarantee that the tree will remain or that it will not be pruned.

We understand that the plans involve the erection of a privacy screen. This does not resolve our concerns. The privacy screen proposed is 1.6 metres tall. A person of average height standing on the terrace would directly overlook our garden and the living areas as described above. The privacy screen itself will also impact our view from the garden and the back of our house. It would give us a sense of being 'boxed in'.

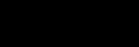
We also have concerns about the impact that the privacy screens would have on the natural light levels at the back of our house. We have seen a light impact assessment that was submitted as part of a previous application, but find it difficult to accept that the erection of a 1.6 metre tall screen will have no appreciable impact on light levels in the living areas of our house.

We have read planning guidance that suggests a minimum distance of 18 metres between new roof terraces and the living areas of adjoining houses. The new plans propose a terrace that is significantly closer than that minimum distance to the rooms at the back of our house.

We object to the new plans and ask that the application is refused.

Yours sincerely,

Rob Dacre and Laetitia Cooke



29 September 2018

2018/3529/P	Bartholomew and Kentish Town caac	28/09/2018 14:04:21	OBJ	Bartholomew Estate and Kentish Town have the following comments on this application . This plan proposes a change in the current roof line and the proposed front elevation will significantly change the current roof line which is contra y to the conservation area statement . also potential noise from a roof terrace.
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