

Dear Matthias,

Please find below a response to the objections received. Please note some of the points raised are not material considerations, nevertheless please see below a response from the applicant:

Bhavika Depala

1. The building work will be carried out to ensure good drainage and that no undue pressure is put on the building structure. There are numerous historical examples of dormers and roof terraces on the street, which have been there for some time without causing undue pressure on the building or drainage system.
2. Bhavika's kitchen is directly below my current kitchen and proposed second bedroom. Given there is no proposed overhang there should be no impact on light.
3. As per point 1, the building work will be carried out ensuring no undue pressure. Examples elsewhere in the street have not shown an issue with this type of work.
4. The extension has been designed to be in keeping with the surrounding area and there are a number of examples of this type of work having been undertaken.
5. The communal stairwell has ample space and has never been crowded. It does not have high footfall as I am the only person living at this flat and there is also only 1 resident living in the below property.
6. The roof terrace is of a modest size and there will be no unreasonable noise or gathering of many people which would harm the amenity of neighbours.
7. I take both fire and security risks very seriously. I will be working with building control to ensure the work meets the required health and safety requirements.
8. The work will need to be signed off as adequate by buildings control and the Freeholder, Camden Council will need to confirm they are comfortable with the changes.
9. I have already reached out to Camden Council with regards to the Freehold. They have advised me to obtain planning permission and I have informed/notified them that I have sought this permission.
10. The proposal has been put forward to be in sympathy with the property. The existing SASH windows in my property are in poor condition and need replacing.
11. Examples of this type of work exist whether as a single top floor development change or a full building redevelopment on the street.
12. I do not think it is fair to say the street is losing its charm or that it is ugly or confusing. I think the decisions of Camden Council have retained the charm of the street historically without blocking reasonable developments. The individual submitting this complaint bought the property in 2017 when all of the previous historic work had been undertaken.

Dr C Warrell

1. The proposed building work has been put together considering impact of light and is of a smaller scale than other properties on the street minimising any negative light impact. Moreover, the height increase is considerably lower than the tallest point in the building, which will be unchanged. The design has been done considering similar developments on the street and the character of the building and the wider area.

2. Full assurance can be given that any damage caused by the building work will be repaired at my expense.

Ivailo Petkov

1. We will look to complete the work with as little disturbance from noise as possible.

2. As per point 2 response to Dr C Warrell

3. The proposed building work has been put together considering impact of light and is of a smaller scale than other properties on the street minimising any negative light impact. Moreover, the height increase is considerably lower than the tallest point in the building, which will be unchanged.

Scott Ingham

The proposed dormer at the front of the property has been designed to be subordinate, in keeping with the character of the property and the character of the street scene which has many other properties with front dormers. The proposed alterations to the outrigger at the rear of the property is not visible from the street and will not harm the appearance and character of the property in the context of the neighbouring properties. The roof terrace is small in scale, will not attract noise and is considered a sustainable addition to the top floor flat. The roof terrace will not overlook neighbours as it is set back specifically to prevent loss of privacy to neighbouring properties. The proposed development is acceptable at this property, not just because there is precedent along the road and in the wider area, but also because the development will not cause any harm to the character of the property in the context of the terraced building and to the amenity of the neighbouring properties.