





Attn: Josh Lawlor
London Borough of Camden
Planning Applications



26th October 2018

Your Application Reference: 2018/4416/P
Site Address: Flat 1, 29 Mackeson Road, London NW3 2LU

Letter of Objection

Thank you for your letter of consultation on the above planning application. I write on behalf of my client, Mr and Mrs Kirkpatrick 


We have reviewed all of the application material that is available on your website. We would like to submit a formal representation on behalf of Mr and Mrs Kirkpatrick, and object to the current design due the adverse impacts they would have on their property.

Whilst they would support a well-designed rear extension at no.29, they have serious concerns over the proposed height, and in particular the building up of the party wall on the boundary. Therefore we submit an objection to the above planning application.

The concerns are focused around two key issues;

- The adverse impact on sunlight/daylight to the kitchen/family room at no.31;
and
- The adverse impact on the amenity of no.31, due to the enclosure created by the extension in height of the boundary wall.

Mr and Mrs Kirkpatrick have recently undertaken building works, secured under planning permissions 2016/0451/P and 2016/6351/P for a rear ground floor extension, which involved works to the boundary wall. As part of this planning process with LB Camden, significant revisions were undertaken to the originally proposed scheme, in particular to deal with issues of height at the boundary, to overcome impacts on neighbouring occupiers. As such the internal floor level was dropped some 400mm, and only part of the boundary wall extended.





Mr and Mrs Kirkpatrick would hope that the same rationale and interpretation of planning policy would apply to this planning application, with officers seeking to protect the amenity of no.31, much as they did for no.29.

As shown on application drawing 18009-P-200, the additional brickwork to the boundary party wall is some 1660mm long by an additional 560mm in height. The close proximity of this proposed additional height to the rear, glazed corner, at 31 Mackeson Road (which is not shown on the application drawings) would greatly diminish the light enjoyed to this room, particularly in winter months. It should be noted that no formal assessment has been provided within the application to demonstrate the impacts on the sunlight/daylight at no.31.

Furthermore, the ground (external) level at no.31 is significantly lower than that of no.29, so any increase in height at the boundary will create an uncomfortable sense of enclosure and diminished outlook, with proposed extended party wall abutting Mr and Mrs Kirkpatrick glazed corner.

In conclusion, the adverse impacts caused by the proposals are contrary to Camden Local Plan Policy A1 and D1, and as such we respectfully request that the Council require amendments to the current design.

If you would like any further information please do not hesitate to contact us on the details below. We would be grateful if you could keep us updated on the progress of this application, and any revisions made to the scheme.

Yours Sincerely,



Joanna Leek MRTPI
Director

