

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/5462/P	Amanda Owen	14/12/2018 09:58:14	OBJ	<p>I have studied the plans for the erection of a 4x 3-storey 3-bedroom dwelling houses in Camden Mews. I have been resident one of the properties to rear of this address for over 20 years.</p> <p>I note that there is an expectation that this will not have an impact on daylight reaching my flat, which is in the basement of the above address and which is quite dark at the best of times. The proposals have not taken account of the light needs of my property, which are significant. I note under section 4.3.1 that there is a deliberate mention of the bedroom at the rear of 240 Camden Road but no mention of my living room and kitchen, both of which are at the rear of 238. I have a conservatory at the back of my property between the living room and the garden. Approximately 30% of the back wall of this is concrete and the structure has been there since before I bought the property in 1998. I doubt that the values of daylight will remain at anything like 0.8, although I do not know what they would be. I therefore believe that the erection of this building and the additional increase in fencing height will cause unacceptable harm to my property and my quality of life from shadowing.</p> <p>Under point 7.3, no consideration has been able to be given to my property as no documents seem to exist in 'Camden's Planning Portal' that relate to it. There is also an inaccuracy in drawing 11471-05 in which my window is portrayed as being to the right of the space along the back of the wall, whereas the area where the light comes in is actually to the left. This is of greater significance than it might appear initially (see below). Also, the room listed as being at that level under the Daylight Distribution Analysis is not a bathroom as stated. It is my living room. Room R1 is the living room and room R2 is the kitchen judging by the floor areas quoted. On Drawing Number 11471-09, there is no listing for the impact on the Lower Ground level of 238 Camden Road but the area lost in terms of light (yellow hatched area) is exactly where my sitting room window is. This means that the proposed property will remove all of my light, not the amount stated.</p> <p>I also looked out of the light well at the back of my kitchen while standing at my sink this morning and realised that the increased height of fencing will remove 50% of the sky that is visible see through the window and I assume that the building behind it will remove more. I would have thought that this would have a much more significant impact on the light reaching my property than appears to be contained in the plans.</p> <p>I note the statement that apparently no one has the 'right to light' any more, or that this is apparently not going to be considered. However, I have lived in Camden since 1976 and in this flat in Camden Road since 1998 and, as a long term resident, I expect my rights to be considered. I therefore object to this planning application in the strongest possible terms and request that the Council obtains an independent verification of the impact of light reduction on my property as it stands. In my view, the execution of this plan, as it is, would be unacceptably harmful.</p>
