



London Borough of Camden,

9th Jan 2019.

Planning & Environment.

(FAO Sofie Fieldsend (tel 020 7974 4607))

The Case Officer,

**ERECTION OF REAR STAIRCASE FROM UPPER GROUND LEVEL TO LOWER
GROUND LEVEL - Planning Application Number: 2018/5507/P.**

I write with respect to the above referenced planning application dated 13/12/2018.

I am affected by the proposed development which, compared to previous application ref. 2017/3695 that was withdrawn presents no significant material change to the withdrawn application.

I am a long time elderly resident in permanent occupancy of the [REDACTED] flat at the property and would be adversely affected by the proposed development if allowed by the local authority to go ahead.

I have viewed the documents associated with the application and write to petition the proposal as follows.

1. The obtrusive appearance and location of the structure remains unchanged from the previously withdrawn application in 2017. The installation if allowed would inevitably undermine the small and only available outside garden space to the rear of the building, particularly as the staircase is still proposed to be demised in the immediate vicinity and at the front of my garden flat.

2. I do not accept that introduction of the staircase and relocation of the existing side entrance gate from the main road, the entrance of which serves me as the only viable fire escape route to the street, and only access to my garden flat (via the same communal garden), would increase the available garden area as claimed by the architect in its planning statement.
3. Orientation and location of the staircase is too close up and in direct view from my flat. My living conditions, as well as my grandchildren who frequently visit to spend quality time with me are bound to be profoundly adversely affected, were this development allowed to go ahead.
4. The freedom and enjoyment we have of the small garden is at risk of being compromised as a consequence of the physical constraint being introduced; there is no doubting the inherent health and safety risk presented due to the hazard of bumping into the metal structure especially in the dark or poor light in my advanced age.
5. This proposal to squeeze the staircase into a small narrow communal area means that the extent of usable communal garden space would be considerably undermined and made untenable as worthwhile outside space for the whole building and my garden flat in particular.
6. I do not believe that the available space meets with the threshold considered as sufficient communal outer space appropriate to accommodate a proposal of this type.
7. Part of the staircase is the landing which is immediately above the entrance to my garden flat. Being the only entrance and opening to my flat, this proposal is bound to adversely affect the benefit I have of natural light source from the same doorway. This potential adversity is not something that could remotely be mitigated nor addressed by the use of open grill staircase as the architect is implying in its application statement; clearly this proposal doesn't appear to have been thought through considering the environmental impact and threat to my wellbeing as an elderly resident.
8. The proposed location is in the way of the only outlook from my flat to the outside. The assertion that the open grill construction would minimise the loss of light beggars belief when you consider the absolutely minimal, if at all any beneficial effect it would add. This cannot be ideal for any one, let alone an elderly resident as I am.
9. The designer appears to have largely overlooked the primary impact of its proposal to the resident which is the obtrusive and visually intimidating impact to my outlook when you consider that I have

got the only opening to my garden flat with the staircase right in front. I'd reiterate that the proposal is lacking in due care and consideration of good neighbourly living standards for good quality of life for the residents.

10. De-merits of the steel staircase being proposed:
 - a) Noise is the biggest disadvantage of metal stairs. When walking on the steps the noise can be loud, unpleasant and distressing especially in the middle of the night. The architect has unfortunately overlooked this fact in its planning statement.
 - b) Corrosion is a major concern of people who live with steel staircase located adjacent their dwelling. Corrosion will appear even if the staircase is treated and protected with coating. This problem mostly occurs to outdoor staircases that inevitably undergo weathering effects as the material changes colour. Rusting will occur, resulting in contamination of ground at the entrance to my garden flat.
 - c) The external staircase stringer system will invariably start to resonate after some time; this will become unbearably noisy, unstable and very hard to mitigate. There is no proven way to damp the distressing noise out from external staircase use as is being proposed. This problem has not been highlighted in the planning statement.
 - d) Treating and maintaining metallic staircase is a laborious process; the metal requires sanding down, a primer must be applied, and after the primer is completely dry, a protective coat is then used. This level of treatment means air pollution, exposing me to glaring risk of metal dust inhalation and any associated health risks in my own home.

Since the present owner purchased the property in 1998, there have been 5 families with children. All the children have happily accessed the garden from Gayton Crescent through the gate that is never locked and have enjoyed playing in the garden. I therefore find this application a lot more detrimental to my peace and enjoyment of my flat after all these years.

In the event the application is permitted to by London Borough of Camden, the above reasons point to potential for clear, demonstrable harm done to me as an elderly resident who has been occupying the ground floor flat for over thirty years, with regard to outlook from my habitable room being impeded, considerable limitation to and loss of

natural light and reasonable enjoyment of the only small outdoor space of reasonable standard taken away from me.

Finally, I object very strongly and am sad this new application was never discussed with me prior to being submitted.

Yours sincerely,

