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PKS ARCHITECTS LLP

18th February 2019

Development Management
Regeneration & Planning
London Borough of Camden
5 Pancras Square
London N1C 4AG

Dear Sir/Madam

15 Dartmouth Park Road NW4 1SU
Planning Application **2018/6273/P**

We write on behalf of the owners of the garden flat adjoining the application property at 13 Dartmouth Park Road.

We have received no communication from the neighbour concerning this proposal.

Our client is concerned that the proposed balcony will cause significant overlooking into their property through the clear glass conservatory roof. The balcony purports to be for a new access to the garden and to be 'modest' [design and access statement]. However, it is clear that the balcony is designed also to be used for seating from the kitchen and not merely a passageway.

The applicant is clearly aware of the problem of overlooking and has made an attempt to screen the view from the proposed balcony but this is only 1200mm high.

As currently proposed our client objects to the Application.

If the Planning Authority are minded to grant consent, we would request the following two alterations:

- The balcony should have no space for seating and be a simple access route only.
- The trellis should be 1500 high and planting maintained on the trellis.

Yours sincerely

Douglas Paskin
PKs Architects LLP

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