



Phillips Planning Services Ltd.
Town Planning and Development Consultants

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Charlotte Meynell
Development Management,
Camden Town Hall,
Judd Street,
WC1H 9JE

By email: planning@camden.gov.uk

Dear Charlotte

2019/0323/P Flats 1, 2 & 3 3 Akenside Road London NW3 5BS

Conversion of 2 x 3-bed flats to form 1 x 4-bed maisonette at ground and first floor levels; erection of single storey rear extension with roof terrace enclosed by balustrades above; installation of 2 x new side windows at ground and first floor levels and 1 x new side door to form separate access to Flat 3; erection of new front bin store.

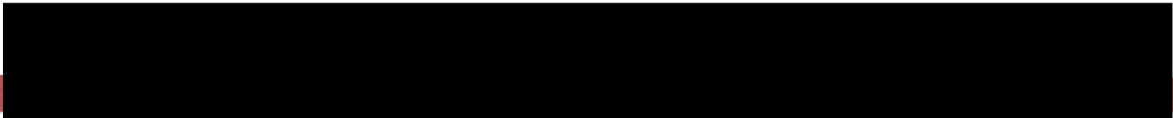
We act on behalf of the owners of [REDACTED] Akenside Road, the [REDACTED] adjoining residential property which is the northern half of the semi-detached pair [REDACTED]

In summary our client raises strong objection to the current proposal for the large first floor terrace which is proposed above the ground floor rear extension as this would lead to significantly adverse impacts in terms of overlooking of the garden area, back into the first-floor rear windows of No.2 and down into the ground floor living room through the rooflights.

Such overlooking and so loss of privacy would be clearly contrary to Policy A1 of the Local Plan and paragraphs 4.11 and 4.12 of the Camden Planning guidance (extensions and alterations to residential properties), which state very clearly that proposals leading to a reduction in the residential amenity of neighbouring properties will be refused.

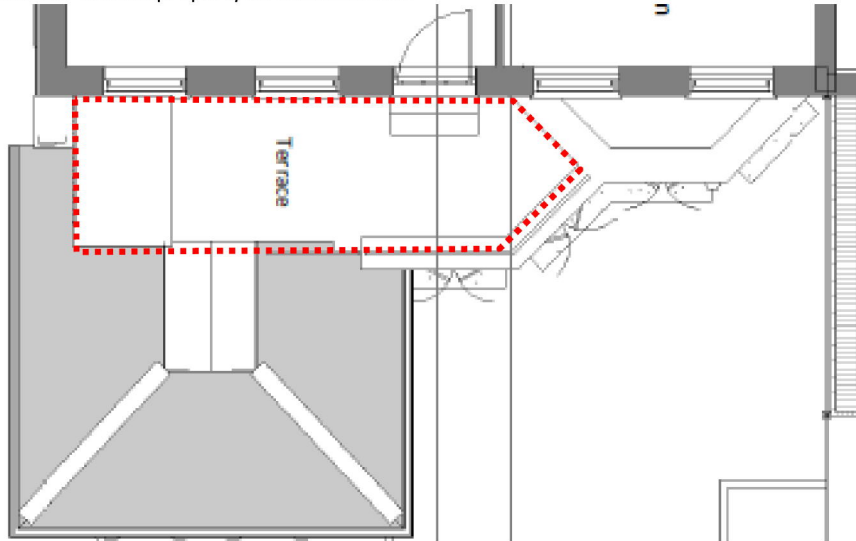
Our clients also raise concern regarding the associated proposal to replace all of the existing first floor windows within the rear elevation with four new sets of double doors accessing the proposed terrace. This will disrupt the proportions of the rear façade and unbalance the symmetry of the rear elevation when viewed with our client's property at No.2.

Camden Planning Guidance (1) paragraph 4.7 states, "Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area..."



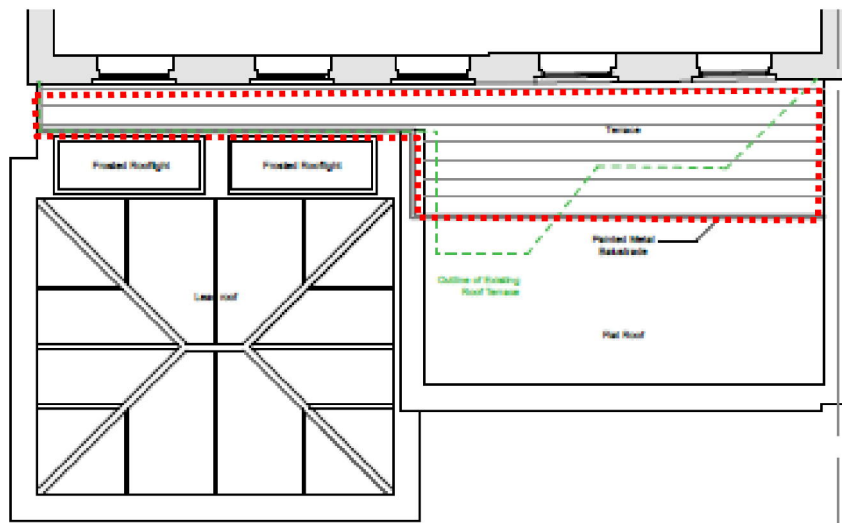
Background

To place our clients concerns in context it is helpful to summarise the existing and permitted position at the site. Firstly, the application property is divided into three flats. The first-floor flat benefits from a small balcony area at first floor level. This is set away from the boundary with our client's property as shown below.



Existing balcony / terrace at No.3

In 2016 permission was granted alongside works at No.2 for an extension at the ground floor rear and alterations to the terrace as shown below. Whilst the external amenity space for the flat was moved closer to the shared boundary its depth was relatively modest.

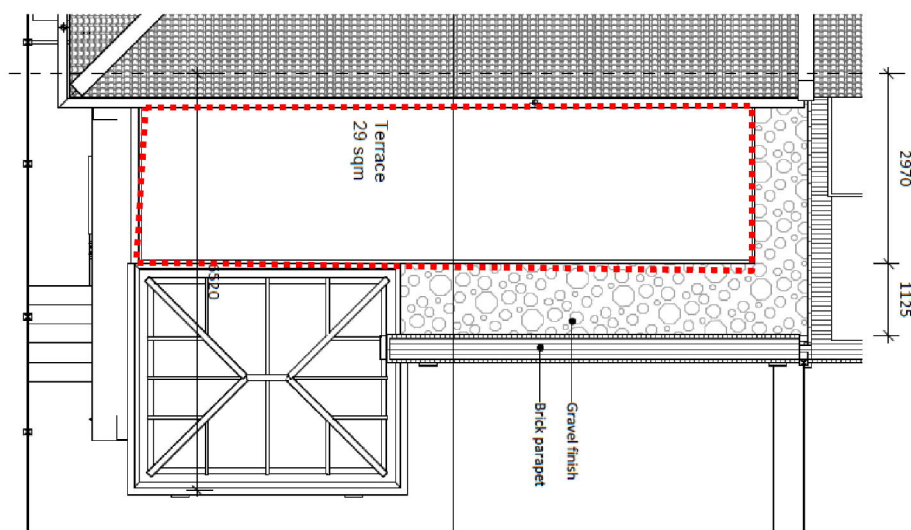


Terrace as approved in 2016 (2015/1207/P)

However, in addition to the above it has come to our client's attention that in 2017 a further permission was granted which has resulted in a further 'creep' of the terrace at No.3.

Our clients were unaware of this 2017 application as their property was in the process of renovation at the time and so were not resident so as to pick up on the public consultation.

Had they been aware of this 2017 proposal objection would have been raised at that time as significant concern exists over its scale and position relative to the shared boundary, the rear windows of No.2 and the skylights of the ground floor extension.



Terrace as approved in 2017 (2017/4653/P)

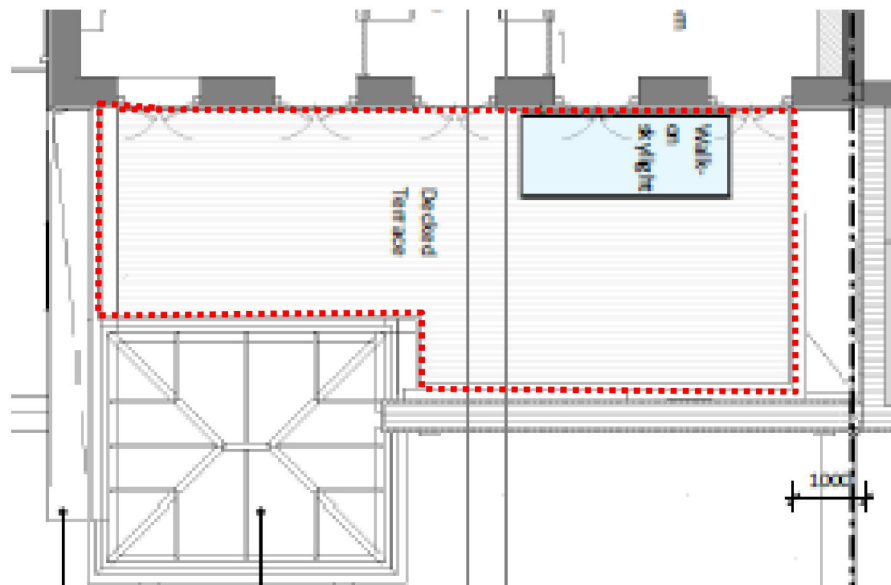
As shown the terrace as approved in 2017 was shown set in from the boundary with our client's property and also set back from the full extent of the projection of the ground floor extension.

The current application proposal

The current proposal seeks to extend the permitted 2017 terrace removing the area shown as gravel on the 2017 approval to allow the whole of the roof of the extension to be used as amenity space.

This is wholly unacceptable to our client and would worsen the already concerning situation created by the 2017 permission.

By extending the terrace forward much further even than the 2017 permission as now proposed this would create a large external first floor area where users could readily sit out and / or entertain. The proposed large doors opening out onto this space suggest this is indeed the purpose and it would be easily large enough to accommodate a table and chairs.



Current application proposal

Those users of the extended terrace would be in a position to look back straight into the first-floor bedrooms at No.2 (occupied by our client's children). There would also be direct views down into the skylights of our clients ground floor extension as well as to the patio area and garden beyond.

The result would be a very significant reduction in the levels of privacy currently enjoyed and also a very real perception of overlooking which would reduce the amenity of our client's property beyond what is reasonable and expected between residential properties of this nature.

Given that this proposal forms part of an application to amalgamate the flats into one dwelling resulting in a single property which benefits from a large, very good quality rear garden area, there is no need to provide further amenity space at this level i.e. this would no longer be associated with a first floor flat but rather a large dwelling. If anything, this proposal to amalgamate negates the need for any significant terrace or amenity space at this level.

We would note that in 2016 as part of our client's proposals for extension and alteration works at No.2 (now completed) a proposal was advanced for a terrace similar to that now proposed at No.3. Officers took the view that this would be inappropriate for all of the reasons outlined above and so it was removed. A condition was added to the permission that was eventually granted prohibiting use of the ground floor roof as a terrace.

It is assumed that the Council will follow a similar approach here.

It is our clients submission that if a terrace is to be again permitted at first floor level it should not be of any greater scale nor should it be any closer to the shared boundary than that which was approved in 2017.

In addition to the concerns regarding overlooking it is considered that the proposal to replace all of the windows with double doors will significantly unbalance the current symmetry which exists between Nos. 2 and 3.

The symmetry of the rear elevations was considered extremely important by officers (particularly the Council's Design Officer) when our client's proposals for alterations to the rear of the property at No.2 were considered in 2016. This resulted in proposals at No.2 being amended to ensure that the symmetry was retained.

We ask that the points raised are given full consideration before the application is determined.

Yours sincerely

Paul Watson
PHILLIPS PLANNING SERVICES