



11 April, 2019

For attention of The Planning Officer – Application 2019/1085/P

Dear Mr. Marfleet

I am writing as the owner of [REDACTED] Albert Street, the adjacent house immediately to the north of 76 Albert Street. I purchased the house in 2007 from the previous owner, Mr. Peter Bell, an architect who had lived and worked at [REDACTED] for many years. Peter helped me with the renovation of [REDACTED] in 2008-2010. I was subsequently relocated overseas, but continue to be the owner of [REDACTED] which has since been continuously let to successive tenants, who enjoy the privacy and light that the home offers.

I am objecting to the application, referencing section A1(e) and section A1(f) of the Camden Local Plan, and the related Guidance Note 6; Amenity, on the grounds that the proposal is overdevelopment at the first floor level, given the proposed increase to the height of the first floor extension, and the large window at first floor level which would have a direct view of the garden of [REDACTED]

The rear of the property at [REDACTED] is already overshadowed by the existing extension at no.76, exacerbated by the location of no.76 to the south (east). The proposed increase to the height of the first floor extension will add to the overshadowing, both of the back garden and of the first floor living room of [REDACTED]. As an illustration of the likely impact to light in the first floor living room, the proposed extension fails the 45 Degree Elevation Test, as detailed in section 3 of the Guidance Notes, as illustrated by the drawings (taken from the proposal and annotated) that I attach below.

The situation of a large window at the first floor level of the proposed extension will afford a direct view into the back garden of [REDACTED] impacting significantly on the privacy of the garden (section 2 of the Guidance Notes).

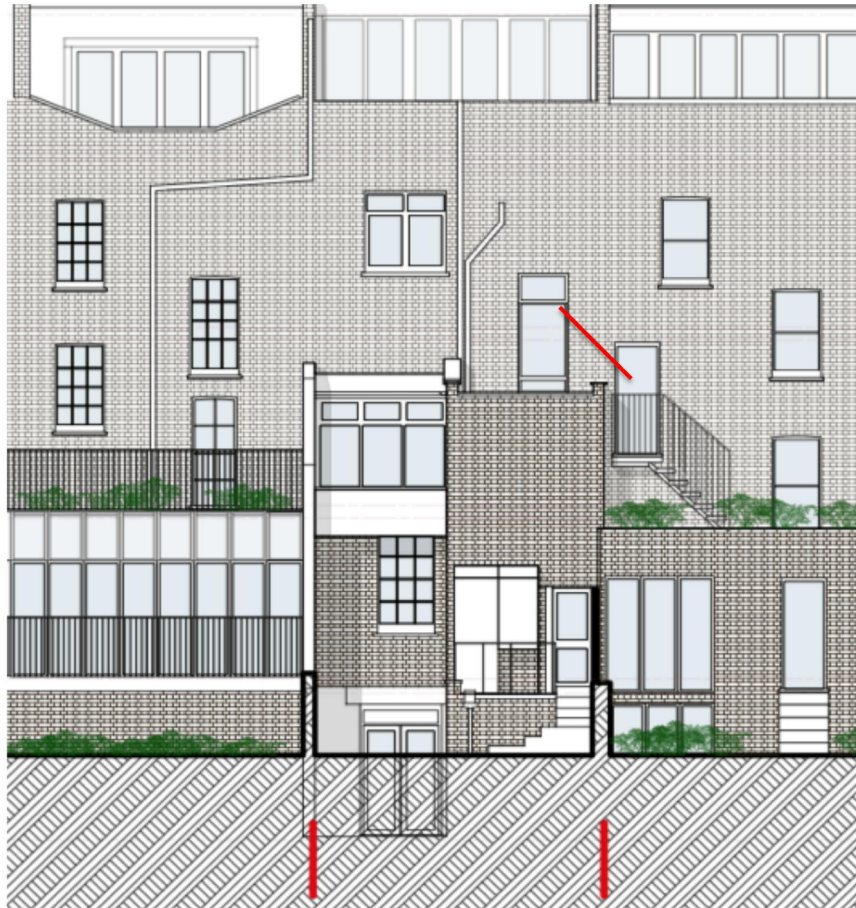
Finally I note that the height of the existing extension is not in keeping with the adjacent homes in the conservation area, and the proposed increase to the height makes this even more apparent.

I object to the application in the strongest terms and ask that you consider the points above in reaching a decision.

Yours truly,

Adam Durran

Existing; 45 degree elevation test passes; line drawn from approximate 1.6 metre point of the middle of the closest window of [REDACTED]



Proposed; 45 degree elevation test fails; line drawn from approximate 1.6 metre point.

Line of sight from proposed window to rear garden also indicated

