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From: Jessandceri lovell-smith - [REDACTED]
Sent: 16 June 2019 17:17
To: Ogunleye, Joshua
Cc: Yeung, Raymond; Planning
Subject: objection to proposed retrospective permission for 77B Gaisford Street
2019/1977/P

Dear Joshua

I am writing to object to the planning application for 79B Gaisford street NW5 2EE for retrospective approval of railings (2019/1977/P)

I strongly object to the proposed roof terrace: although the application is for the retrospective approval of railings, it is clear that this is to facilitate the use of the flat roof for a roof terrace (for which no permission has been sought). This is further evidenced by the fact that the windows leading to the terrace were recently replaced with a door - although sash windows have been reinstated since the visit of a planning officer.

The proposed roof terrace, by reason of its location and siting, would cause harm to the amenity of neighbouring occupiers through an unacceptable loss of visual privacy and overlooking, contrary to Policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

It is out of keeping with the conservation area. Second storey development is unwarranted. The planning application cites neighbouring roof terraces as precedent. Those are on the third storey, were introduced many years ago before the area became a conservation area and would now be likely refused. Evidence that they would likely be refused is the refusal for a roof terrace at 63 Patshull Road and the fact that the terrace proposed at 69 patshull road was taken out of the scheme there after local objections. There have been other roof terraces rejected in the conservation area.

Furthermore, all other properties on Gainsford street have a large mature tree at the end, screening the properties from Patshull and absorbing noise. 77B has no such tree, as the tree once there was an elm that died many years ago. There used to be an elderflower and an apple tree at the end of 79B's garden but these have been removed (also without planning permission?) so there is no screening other than the fence.

I strongly object to being overlooked in my garden. It will fundamentally change the character of the rear gardens between Patshull and Gaisford. There is no attempt at screening - which in any case would be inadequate. The terrace looks directly into my eleven year old daughter's bedroom window. it also overlooks no. 63 and 67 patshull by virtue of no tree at the end of the garden.

It would also lead to noise pollution. The roof terrace at the back of another property on Gaisford street a bit further west is fairly regularly used in the evenings, and the noise from it keeps me and my family awake at nights. I anticipate significant noise echoing around the back gardens – the configuration of properties makes it an echo chamber and means noise carries far more when from the second storey as it is not dampened by vegetation in the gardens.

And the railings in question are aesthetically unappealing and should be rejected on design grounds as this is not a proposal that enhances the character of the conservation area.

I have no objection to their parallel application for a higher fence.

I would wish to speak at any planning meeting considering this application.

Please will you acknowledge receipt of this objection.

Regards

Ceri Smith

