

[2019/4325/P](#)

3 Leverton Place London NW5 2PL

I request that the Camden Council refuse this planning application (2019/4325/P), for the reasons given below:

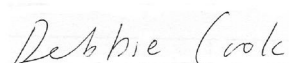
This new application (2019/4325/P) seeks to retain the strip area of decking (previously approved as green roof) and to add planter boxes. I strongly object to this overbuild on an area where planning permission was only given for a green roof. This overbuild is an increase of 30% in the size of the decking area. The privacy screen at the east side of the approved terrace extends 1.56m - the length of the approved terrace. The unapproved overbuild area does not have a privacy screen and an occupant of 3 Leverton Place attending to any planter boxes on this strip of decking would look directly and intrusively into my home. I have an open plan house and my living area would be in full view. This is extremely intrusive.

I insist that the railings are installed as per plans (with no gate) and the strip of terrace, that was shown as a green roof on the approved plans, is removed. Without this the residents of Leverton Street are in danger of a repeated battle to stop use of (and applications for use of) the overbuild decking area as a terrace. I would also ask that permanent fixed railings are made a condition of any permissions granted and that the railings shall be permanently retained thereafter.

On 20 August 2019 Camden enforcement confirmed that the roof terrace development at 3 Leverton Place had not been implemented in strict accordance with the planning permission that was granted under a previous application (2018/3529/P on 17 November 2018). The occupants of 3 Leverton Place had installed astroturf in place of a green roof, planting boxes at the far end of the astroturf, a small fence where the light well begins and a strip of terrace that was shown as a green roof on the approved plans now formed part of an extended decking area. A railing had been installed at the end of the approved decking area but this now incorporated a gate and the occupants were using this to walk on the astroturf directly overlooking the homes of 9, 11 and 13 Leverton Street.

In the first iteration of application 2018/3529/P the proposed terrace was submitted with a depth of 2.37m, with a total floor area of 5.16sqm. This was reduced in depth by 0.69m, equivalent of 1.82sqm at the request of Camden to enable planning permission to be granted. The occupants of 3 Leverton Place did not implement this planning permission, but instead overbuilt the decking area to the size of their original application.

I am asking Camden Council refuse this planning application.



Debbie Cook