

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2019/6281/P | Thomas Kearney | 13/01/2020 15:52:29 | OBJ | <p>We object to the Planning Application - 2019/6281/P – 13c Gardnor Road for the following reasons.</p> <p>First, the proposal is in breach of Policy A1 of Camden’s Local Plan and will seriously (a) destroy our Visual Privacy through overlooking and artificial lighting (b) reduce our property’s access to daylight and sunlight through a roof extension on our property’s south-east facing side (c) degrade our living conditions through construction. Essentially, the proposed plan will make the full-time owner-residents of 56 Flask Walk feel and be conscious of being less secure than any time since purchasing and residing in the property as a family since April 2004.</p> <p>Specifically – the proposed construction will cause:</p> <p>A. Decrease in Visual Privacy - the erection of rear dormer windows will allow—for the first time ever—13c Gardnor Road to overlook our property and encroach on our privacy and will degrade living conditions in:</p> <ol style="list-style-type: none"> 1. Our Living Room, the largest room in our house and has served as the focal point of our home life since we moved here with our two sons as owner-occupiers in April 2004. The distance from the wall to our living room is 130 inches. At present there is no overlooking from 13c Gardnor Road. The construction of dormer windows 180 inches from our living room will destroy the privacy of our family’s primary living space. 2. Our Patio Garden and Dining Room - For the past 16 years, our patio garden and Dining Room have been oases of calm and privacy. The dormer windows will allow 13c Gardnor Road to overlook both these spaces (in addition to our Living Room) and thus will compromise our abiding sense of privacy and peace-of-mind in these regularly-used spaces on our property. 3. Our Master Bedroom - The dormer windows will also look up into to all the house’s bedrooms which, because Gardnor Road is a dead-end, are presently very quiet and very private. The erection of overlooking dormer windows will destroy that sense of well-being and security. <p>B. Reduction in Sunlight & Daylight (especially during the period October through March)</p> <p>The proposed erection of roof extension to increase roof ridge height on our house’s southeast side will reduce the amount of sunlight and daylight coming into our living room, dining room, kitchen and patio garden from sunrise until midday throughout the entire year. Given the scarcity of light during the period October through March, we would be looking at a substantial reduction of natural light over half our property for at least half the year and a general reduction forever.</p> <p>C. Increase in Artificial Lighting Levels</p> <p>The planned installation of rooflights to rear roof slopes will flood the main living areas of our house with unnecessary lighting during the night hours where presently there is none.</p> <p>D. Introduction of Construction Disruption</p> <p>The planned roof extension and dormer window construction will seriously inconvenience our family who are resident in 56 Flask Walk 24 hours per day, 365 days per year. In addition to increased noise and vibration</p> |

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| | | | | <p>levels, increased odours, fumes and dust, it is likely that the workmen will need access to both the common wall and our back garden property which we will refuse to provide.</p> <p>The Camden Local Plan seeks to ensure that the amenity of communities, occupiers and neighbours is protected and that development protects the characteristics of the local area.</p> <p>The owners of this investment property have submitted plans without consulting us to alter 13c Gardnor Road so that it seriously degrades the living conditions and privacy of a long-time owner-resident family and alters the roof-line which has existed for over a century in a conservation area. You would be most welcome to visit our premises to get a sense of the disruption and damage these changes would have on our living space.</p> <p>Please accept this as our categoric objection to this Planning Application.</p> |

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| 2019/6281/P | The Heath & Hampstead Society | 14/01/2020 15:25:27 | OBJ | <p>Objection From: THE HEATH & HAMPSTEAD SOCIETY</p> <p>It is understandable for people to attempt to increase the size of a small house but not if such increase detracts from those living near-by in a very high density area.</p> <p>In this case the proposed two wide dormers at the rear of the building will cut out light to the windows of the adjacent property.</p> <p>A compromise arrangement with narrow dormers might be acceptable to neighbours - but unless revised this application should be refused.</p> |
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