

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

4 February, 2020

Dear Ms Quigley,

2019/5927/P Flat 3, 37 Platt's Lane - objection

Redington Frogнал Neighbourhood Forum wish to object to this application for a rear extension at 1st / 2nd floor height. The proposal will cause overlooking and intrusion for other flats at no. 37.

It is contrary to Camden's recently adopted CPG "Altering and Extending Your Home" and "Amenity", which requires developments to be designed to protect the privacy of occupiers of both existing and proposed dwellings; eg

- Para 2.2 "The Council will therefore expects development to be designed to protect the privacy of the occupants of both new and existing dwellings to a reasonable degree. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking."
- Para 2.3 "The places most sensitive to overlooking are typically habitable rooms and gardens at the rear of residential buildings. For the purposes of this guidance, habitable rooms are considered to be residential living rooms; bedrooms and kitchens. The area of garden nearest to the window of a habitable room is most sensitive to overlooking."
- Para 2.4 "To ensure privacy, it is good practice to provide a minimum distance of 18m between the windows of habitable rooms in existing properties directly facing the proposed (either residential or non-residential) development, assuming a level topography. In instances where building heights, design or topography mean that opportunity for overlooking would be increased, it is advisable to increase this separation distance. The 18m should be measured between the two closest points on each building (including balconies).

Contrary to Local Plan policy A1 6.4, the extension will cause overlooking to flats 1 and 2 and a loss of their privacy and outlook.

We also note that a daylight and sunlight report has not been prepared.

Yours sincerely,



Secretary

Redington Frogнал Neighbourhood Forum

<http://www.redfrogforum.org>