

# OBJECTION to Application 2019/5960/P

Wasfi Kani 11, 14, 15, 16 Fortress Grove (immediately backing onto 33 Leverton Street)

Note: 33Lev refers to the 33 Leverton Street; FG refers to Fortress Grove.

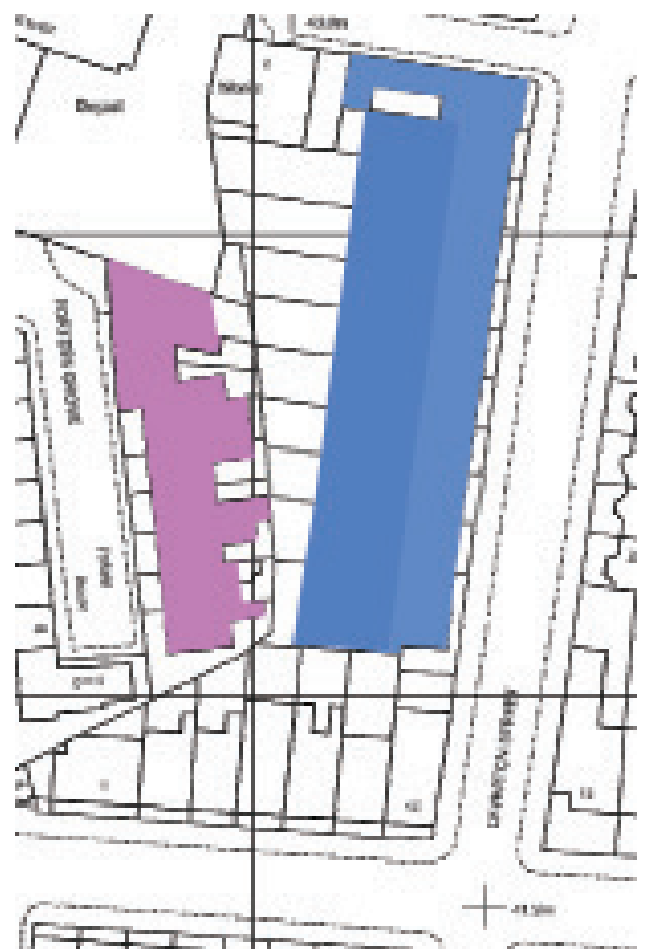
## 1 INTRODUCTION

“5.1.2 [and 5.2.4] Bigger Homes . . . [are] ensuring the protection of occupiers and neighbours amenities . . . the proposed single storey rear extension is . . . not harming the amenity of occupiers/users and nearby properties through overshadowing, overbearing, unsatisfactory outlook, privacy or sunlight/daylight.”

The Bigger House Statement makes no mention of Fortress Grove. The closest house of FG is 6 metres from 33Lev’s existing extension.

This document considers relevant houses in Fortress Grove and the Leverton houses in the block between Falkland Road and the Pineapple pub.

Fig A: PLAN OF THE AREA



EXISTING Blue = Leverton footprint  
Pink = Fortress Grove footprint

Drawn with all Leverton houses built with full-width back extension in the style of application

Note that the gardens of Leverton houses are closer to FG as you move south. So 37Lev is further away from FG than 33Lev, which has one of the smallest gardens in this block.

Note that the existing rhythm / pattern of back extensions is jagged in and out pattern. Bigger House states “4.4 Appearance: . . . to ensure continuity of the character and settings of the street pattern”. This is clearly not true. The existing rhythm of back extensions allows sunlight into neighbours’ gardens. By building to the garden wall, the garden of No 35 is “blinded” such that sunlight will be significantly reduced.

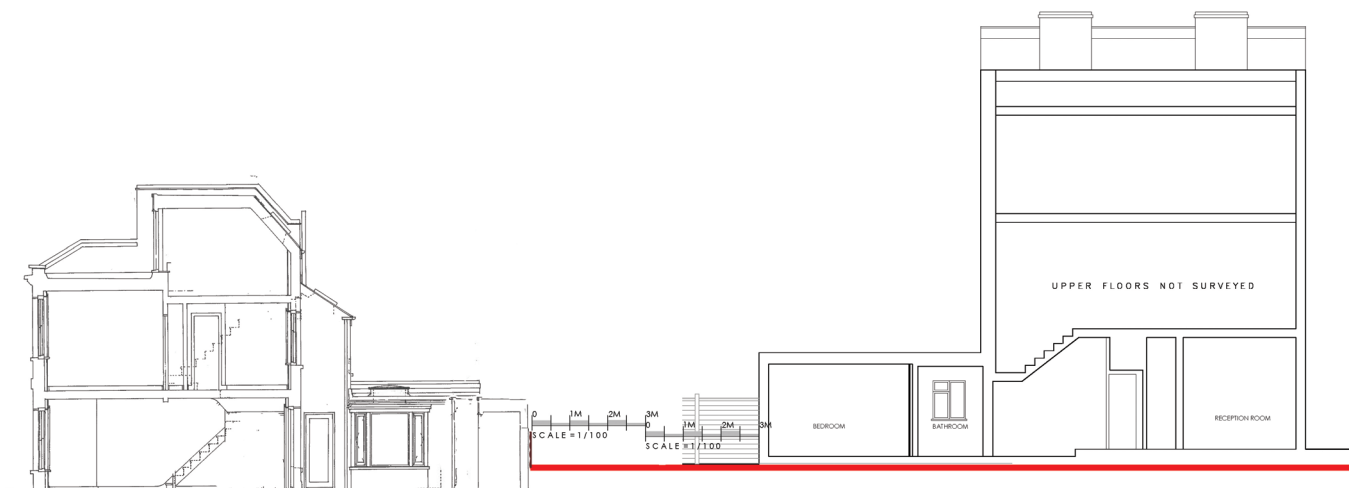
Fortress Grove houses are built to the garden wall. They are (a) smaller (b) built at a lower level. When standing in 33Lev, the wall shared with FG is 98cm.





In this Leverton block of 11 houses, all but Nos 33 & 39 are part-Council-owned. It is possible that Council tenants will not comment on this application.

Fig B: LONGITUDINAL SECTION OF LEVERTON STREET TO FORTESS GROVE



## 2 NEIGHBOURS' AMENITY: LEVERTON STREET & FORTRESS GROVE

The house numbers 29-49 Leverton Street are all flats: many residential units are squashed into a small area enjoying the peace and quiet of the back gardens. Upper tenants' sight of the garden area is a central part of their residential amenity. Fortress Grove houses have exceptionally small back yards and also enjoys the view of these gardens.

"Camden policy: Developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings. Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden."

The proposed reduction of green space in this quiet residential area is significant.

"4.2 Layout: . . . Back wall large folding sliding doors and roof fitted skylight bring plenty of sun into an open space. Landscape of rear garden becomes fully enjoyable thanks to big glass doors and easy access." This raises two points (a) light pollution (b) neighbours' quiet enjoyment

"4.3 Rear projection of new extension is set 1m further away than original rear extension. . . . The scale and design of new extension bears no impact on neither No.35 nor 31 Neighbours amenities". Not only does it impinge 1m into the garden, but it is built the entire width, setting a precedent for Leverton houses in this block (see Fig A: PLAN OF THE AREA). It will "blind" the garden of 35.

"4.4 Appearance . . . The proposed bi-folds glazing of the rear elevation is not dominant and matches the existing elevation. " This is clearly not true.

The application is detrimental to residential amenity in the following respects:

- **LOCATION OF BOILER / BINS / VENTILATION** is within 1m of the window of the lower tenant of neighbour 35Lev and the upper tenant's back door.
- **BLOCKING SUNLIGHT** The garden walls in are low (98cm - 1.35m) to allow maximum SUNLIGHT to neighbours. The proposed extension blocks ALL sunlight to the kitchen of the tenant of 35Lev.
- **FENESTRATION STYLE** The rear windows of Leverton Street (see photograph above) has 1.25 m<sup>2</sup> and glazing divided into three panes. The proposal has 9 m<sup>2</sup> of solid glazing.
- **OVERLOOKING** What is currently a small 2.4m<sup>2</sup> bedroom window will become 9.2m<sup>2</sup> of opening doors within 5m of the back of Fortress Grove, looking directly into living areas. See Appendix.
- **PEACEFUL ENJOYMENT** The proposed full width doors will impact on the neighbours' peaceful enjoyment. At day or night, all residents will hear talking / music / dogs / TV.
- **LIGHT POLLUTION.** The gardens are dark at night. With 9.2m<sup>2</sup> of glazing and skylights there will be significant night light pollution

## 3 CREATING A PRECEDENT SIZE & FORMAT

The Statement's listed "precedents" are misleading and not directly comparable.

There are no full width extensions in this block of Leverton.

"2.2 The Neighbours at No.37 have extensively extended their property to the back." (a) This extension was built by Camden Council (b) is occupies only half the width of the garden (c) it is the same size as the existing 33Lev extension and, most importantly (d) the garden of 37 Lev is bigger and the extension is more than twice the distance to wall of Fortress Grove gardens

"5.1.2 [and 5.1.4] In the area there are a variety of single storey rear extensions – ranging between 3.8 to 7.4m long". The 7.4m extensions are in different "block" of Leverton where (a) houses are wider & taller (b) there are no rear neighbours; the properties back onto a street: Railey Mews

"No.35 Neighbours . . . existing habitable windows are set significantly away from to the boundary" This is not true.

Comments on Bigger Homes Fig 1.7:



- Re No 29 extension 4.05m. This house is (a) in a different block (b) it is set more than twice the distance to wall of the rear houses
- Re No 41 half-width extension of 6m. There are no houses back No41 and the garden is more than twice the length of 33Lev
- Re no 59-65a full width extension of 7.4m. This is different “block” of Leverton where (a) houses are wider & taller of different design (b) there are no rear neighbours; the properties back onto a street: Railey Mews. No 65 has a half-width extension
- 18 Falkland Road (ref 2019/0078/P). There is no house backing; the house is a wider & taller house of different design; the meterage of the garden is wrong

“5.2.4 The immediate neighbours outbuildings include rear roof terrace and couple of steel spiral staircases”. The spiral staircase were installed by the Council to give upper tenants access to the shared garden. The roof terrace of No 37 does not overlook no 35.

Camden Planning required 12 Fortress Grove, when revising its layout, to preserve the footprint of the house and demolish a back extension

#### 4 SCALE & PROPORTION OF BUILDING FOOTPRINT

The new extension (37.28 m<sup>2</sup>) is more than twice the area of the existing extension (15.58 m<sup>2</sup>).

The garden of 33Lev is the smallest garden in this block. The application proposes to reduce it by 38%.

What is called a “small courtyard” is barely larger than 4 washing machines; in it will be located an external boiler, bins, “controlled ventilation” plant, other outlets. This plant and machinery is within a metre of the back door of 35 Leverton Street

TABLE showing split of 107 m <sup>2</sup> of the plot			
	As first built	With existing extension	Proposed extension
Garden	68.4%	53.8%	33.5%
Building	31.6%	46.2%	66.5%

“5.1.2 The proposed full width extension with additional IM projection will maintain subordinate relationship with the host property, area of rear garden and neighbouring settings” The figures above show this not to be the case.

“4.1 Amount: . . . excavation of small area of rear garden.” The concrete slab will occupy more half the garden.

“5.1.1 The proposed ground floor extension will . . . [provide] additional accommodation that does not harm living conditions of neighbours. The sympathetic and subservient scale design adds valuable additional family space . . . . The proposed extension leaves generous 67.3% of landscape that will remain free of buildings and structures”.

This statement is misleading:

- one additional bedroom is created rather than “valuable additional family space”
- the 67.3% calculation is misleading (a) it includes the area where the external boiler is located (b) it is saying that a third of the existing garden will be lost. However, if looking at the entire garden, the new extension will occupy more than half of it.

The shrunk garden of 33Lev will push activity towards adjoining FG gardens which are very small.

## 5 MISCELLANEOUS DESIGN POINTS

Camden policy “Alterations should always take into account the character and design of the property and its surroundings. Windows, doors and materials should complement the existing building. Rear extensions should be secondary to the building being extended”. This application fails on all the above.

“7.1 The scale and form of proposal will be sympathetic and subservient to the existing style of the existing area. The next door owner’s amenity and privacy will remain unharmed. The amount of daylight and sunlight will not be affected”. Neither of these statements is correct.

“4.4 Appearance: . . . Proposed skylight will be subordinate both in size and low level fittings.” It is unclear why the word “subordinate” is used. There is not a current skylight; a new large skylight will result in light pollution.

“4.3 Scale: The scale and proportions . . . The top of flat roof will be set at 2.75m above ground level which is lower than existing extension roof.” The 10 cm reduction in height is negligible. By building to the neighbours wall, what is a low wooden fence becomes a brick wall, blinding the garden of No 35.

The removed chimney breasts will require the chimneys on upper levels to be removed. **As far as is known, the owner of the tenanted upper flat is unaware of this application** because no notification was sent to the owner: but a sign posted on a tree.

The proposal fails to meet most of Camden Planning Guidance I (Design).

The fact that Bigger House makes no mention of Fortress Grove, demonstrates a lack of sympathy with neighbours and their amenity.

Photograph of 33 Leverton Street from the living area of 15 Fortress Grove

