

22.5.20

Robert Dacre and Laetitia Cooke
11 Leverton Street
London
NW5 2PH

Katrina Lamont
Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Re: 3 Leverton Place new application (2020/1524/P)

Dear Katrina Lamont,

We object to the new application for a certificate of lawful development in respect of the above address for the installation of a planter at the end of the existing ground floor rear extension. Our house is at no. 11 Leverton Street. We think the application should be rejected for the following reasons:

1. The Council has already made a decision that the planters are unlawful and should be removed. There are already wooden planters at the end of the roof. The Council has already made a decision about them. In a grant of non-material amendments to the original planning permission (which is uploaded on the planning portal and dated 3 February 2020), conditions were imposed. The application for non-material amendments was granted, but the conditions imposed included (at para 4) that the 'wooden planters at the rear of the roof shall be removed'. The owners were given four months in which to remove them before enforcement action.
2. The use of the planters would contradict a previous appeal decision. We understand that a previous application to extend the roof terrace (and subsequently an appeal) was rejected in May 2018 on the basis that the design (which extended the existing terrace to the position of the proposed planters) would 'result in a loss of amenity by causing a harmful sense of enclosure' to no. 11. Regular maintenance of the planters would result in the same sense of enclosure.
3. The use of the planters is 'development' and should require a further planning application. We understand that the new application is made on the basis that the planters do not constitute 'development'. The definition of development in the Town and Country Planning Act 1990 includes among other things the 'making of any material change in the use of any buildings or other land'. The maintenance required for the planters would result in a change in the use of the roof.

Yours sincerely,

Robert Dacre and Laetitia Cooke

20.05.2020

To: Katrina Lamont
Planning Services
London Borough of Camden
5 Pancras Square, London N1C 4AG

Planning Application 2020/1524/P
Site Address 3 Leverton Place, London NW5 2PL

Dear Katrina Lamont

I strongly object to this planning application for provision of planter at roof of existing ground floor rear extension (Retrospective).

My house is no. 13 Leverton Street. Should this application be approved the applicant, and anyone from his house, will be able to overlook southern side of my garden from the extension above, while standing at the planter at the northern end of the extension. I will suffer from loss of amenity and privacy. The planting in the planter will have to be tended regularly throughout the year, and overlooking of my garden (and those of my neighbours at nos 11 and 9 Leverton Street) will be inevitable and extremely intrusive. My garden is not overlooked at present.

Approval of this application would directly contradict one of the reasons for the Appeal Dismissal 3191371 of 24 May 2018. The Inspector stated (point 16): "Furthermore, due to its elevated position, activity to the rear of the terrace would be particularly intrusive and detrimental to the enjoyment of the amenity area to the rear of No 13."

I am asking for this application to be turned down in its entirety for the reasons given above.

Please acknowledge receipt of this letter and keep me informed about the progress of this application.

Yours Sincerely

Caroline Hill
13 Leverton Street NW5 2PH

