

Application No: 2020/1736/P
Consultees Name: [REDACTED]
Received: 29/06/2020 09:34:01
Comment: OBJ

Response: [REDACTED]

The application proposing the erection of a hipped roof over the existing flat roofed house with two front and three rear dormer windows. We would like to start by saying that we do not object to a reasonable development of the property in line with the mocked image on page 4 of the 'Planning Statement' document.

However, on examination of the proposed plans we find the large south facing dormer windows at the back of the house totally unacceptable. Although not easy to see in the drawing these dormer windows have their own little roofs which would make the top part of the house look much larger and very imposing.

Is the Camden Planning Office aware that the picture on page 4 of the 'Planning Statement' document does not include the proposed large dormer windows? Perhaps an oversight led them to be omitted from the image that lay people like us might well base their opinion on?

How things currently stand allows all of us to enjoy a reasonable level of privacy in the rooms at the back of the house. Also, in the back garden it has a nice private feel to it, something that we all enjoy.

These large dormer windows would look directly downwards at every window of the back of [REDACTED]. Thus, the sense of privacy currently enjoyed would be significantly reduced.

We find it hard to understand that this significant removal of privacy is something that Camden Council would even consider. We therefore looked into it more carefully. It is our understanding that Camden Planning Guidance CPG 6 'Amenity', provides clear recommendations in relation to overlooking and privacy in section 7. The document states that 'the location of new windows should be carefully designed to avoid overlooking'. We contend that it would be hard to design or place windows that could overlook all three flats and the garden more effectively.

Waste

Currently, the big green wheelie bins from 59 1/2 Netherhall are put outside 61 Netherhall Garden on Sunday evening for collection of waste on Monday morning. This adds two sometimes three bins to the four we put out. On Sunday 21 st, June in the early evening three of the bins were from 59 1/2 Netherhall (I took photographs but there is nowhere to attach them. We note that in Section 7 of the Application, Waste Storage and Collection it specifically states that no plans have been made to store and aid the collection of waste nor separate storage and collection of recyclable goods. We must assume that the intention is to add any additional bins on Sunday evenings to the row outside 61 Netherhall Gardens for collection on Monday mornings.

Summary

We would not want to stand in the way of any reasonable development to our neighbour's property. However, we believe that the proposed dormer windows on

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				the south elevation, due to their style, positioning and size, would cause significant harm to our privacy by way of increased overlooking. We would therefore respectfully request that the Council refuses the application unless amendments are made to remove the south facing dormers from the scheme design.
