

Simone Gianni
70 Agamemnon Road
London NW6 1EH

5th July 2020

Dear Sir/Madam,

Re: Planning application ref: 2020/2044/P for the Erection of single storey side/rear ground floor extension at Flat A, 68 Agamemnon Road London NW6 1EH

Further to my wife's letter from Attwells solicitors, I am writing to make my own objection to the above planning application at Flat A, 68 Agamemnon Road London NW6 1EH. I live at number 70 Agamemnon Road, next door to the property and I am objecting because the proposed planning will greatly impact on our property in a negative way.

I know from the advice we have been given that the plans contravene several planning policies for Camden including the effect on residential amenity. I understand that the Camden Planning Guidance (March 2019) states that any development must maintain a

"...high standard of amenity for existing and future users" and "not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy" as well as "...retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area."

For us, as a neighbouring property, the proposed extension would cut approximately a half to a third of the visual amenity from our house. We look out onto a wall of green provided by the trees growing over the back of our garden wall in the cemetery and we enjoy the tranquillity that gives us as well as the birdlife that are housed in the trees.

In terms of light, the daylight model that has been included in the plans does not give a true impression of the real impact on our outside space. Our garden is very small with large trees from the cemetery overlooking it. The actual daylight reaching into the garden is minimal and any

further reduction would have a massive negative impact on our use and enjoyment of the space as well as the life of our plants and trees.

As well as the loss of visual amenity and light, the proposed height of the extension along with the flat roof would give the sense of enclosure in our limited outdoor space. Our existing garden wall is approximately 1.4m. The proposed height of the new structure is 2.8m so it would double the height immediately outside of our property which affects our sense of privacy - we will feel invaded in our space just by the nature of the structure.

Furthermore, planning guidelines stipulate that the plans must “...allow for the retention of a reasonably sized garden”. The proposed plans would reduce the size of the garden next door by almost half. These gardens are already extremely small and outdoor space is incredibly valuable in London and it would be a travesty if this proposal were to be approved and this valued space lost forever.

I strongly object to the proposal's statement not taking any of this into account, but instead making the assumption that the impact on our property is minimal. It is far from that. The main room of our house is the large kitchen/diner which would be adjacent to the extension. The room is already dark and requires a lot of artificial light, at all times of the day. If this development goes ahead, we will lose even more light, our garden will be in more shade and the whole living area of the back of our property will be affected.

In terms of the design and character of the proposal, I note that Local Plan Policy D1 (Design) seeks to achieve the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance, and character of the area. It stipulates that “*extensions should be in proportion to the existing building, should not have an impact on existing rhythms, symmetries and uniformities of the townscape and alteration/extension would not be acceptable where the architectural style would be undermined by any addition*”. In addition, the Camden Planning Guidance: Altering and Extending Your Home, March 2019 the Neighbourhood Plan is also relevant and in Policy 2 seeks:

“(iv) Development which has regard to the form, function, structure and heritage of its context – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.

(vii) Extensions – and infill development – being in character and proportion with its context and setting, including the relationship to any adjoining properties.”

As you will see from the local plans, our house is in a row of terraced houses which have very shallow rear gardens backing on to the Hampstead Cemetery. For the area, the gardens are unusually small, especially for the size of the houses, and our outside space is essential [REDACTED]

[REDACTED] None of the row of the properties, on the north side of Agamemnon Road, have rear extensions and the original rear building line is retained intact. If this proposal were to be approved, it would set a precedent which could significantly alter the form and pattern of development in this area, to the detriment of the character of this row of Victorian terraced houses.

For the reasons discussed above, I strongly object to this application as I feel the development would be inappropriate and disproportionate, negatively impacting our household's amenity. In addition, the proposal results in a form of development that detracts from the character of the surrounding area and it is in conflict with the policies contained within the adopted Local Plan, Camden Planning Guidance and the Neighbourhood Plan, as well as the NPPF, thus it should be refused.

I urge you to visit our property and see the impact for yourself.

Thank you for taking the time to consider my objection.

Yours faithfully,

[REDACTED]
Simone Gianni