﻿23rd July 2020

Dear Ms Jeffery,

Re: Application No. 20020/1369/P

I refer to my previous objection of 23rd June 2020 and subsequent communication. My concerns about the visual outlook and privacy as well as artificial lighting remain.

I write further to the revised drawings submitted on the 20th July by the applicant to which I would like to give my comments below:

[A2Q12529-2 P3 - Existing Elevations](http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/8305886/file/document?inline)

1. North Elevation - The drawing is not correct. The actual height of the existing conservatory is below the underside of (my) the neighbour’s sill. It appears to be higher due to the lead flashing that is attached to the wall but is in fact not part of the structure.
2. West Elevation – as per the North Elevation. In addition the 2D drawing does not accurately reflect the actual elevation as the current roof of the conservatory is slanted and the top height which is under the applicants window (and below my sill) drops significantly thereafter towards the front of the conservatory.

[A2Q12529-2-P2 Rev 2 - Proposed rear and side elevations](http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/8305903/file/document?inline)

1. North Elevation – The top of the lantern (top of the proposed roof structure) is clearly above the height of (my) the neighbour’s sill. This has a detrimental impact of the view from the dining room which does not exist at present. The artificial light will also present an issue at night due to its height being above the sill, and will have an impact on the amenity of the property.
2. West Elevation – as per the North Elevation.

[A2Q12529-2P1 Rev 2 - Proposed concept, rear, side elevations, floor and roof plans](http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/8305905/file/document?inline)

1. The statement that the “Ridge Height 100mm lower than the neighbours cill height and approx. 1750mm from backwall” is incorrect. This should read “Ridge Height 100mm lower than the applicant’s cill height and approx. 1750mm from backwall”.
2. The drawings do not accurately reflect the actual perspective from (my) the neighbour’s dining room. The ridge and roof structure will clearly be visible from the dining room due to the distance from the window to top of the structure. This will directly affect the view from the windows as well as the amenity of the dining room.

The height of the proposed garden room should be restricted to the same height as the underside of (my) the neighbour’s sill. The finished floor level to top of lantern height will still be 3.760m and the top of the structure will then not be in plain sight from the neighbour’s dining room.

Yours faithfully

O. Goldberg