

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2834/P	S & P Blantz	09/08/2020 23:24:29	OBJ	

Ref 2020/2834/P - installation of rear roof terrace area at  
No. 27 Crediton Hill

Dear Patrick Marfleet,

We are writing as owners of no. 25 Crediton Hill with respect to the above application.

We are concerned that the application fails to deal with issues that we believe are critical to consider.

The application is flawed as it fails to consider planning requirements regarding Overlooking and Privacy. We refer to LB Camden's policy on Overlooking and Privacy –to protect visual privacy and prevent overlooking particularly in relation to residential dwellings.

Refs.

No mitigation measures are proposed in this Planning Application..

Camden Planning Guidance March 2019 5.16-5.19

Camden Amenity Policy Document March 2018 - Amenity 2 Overlooking, privacy and outlook

Some relevant facts: -

Base of No.25 is 1.00m below no.27 at ground level due to slope of street..

Gap/distance between the houses – 1.8m

Height of proposed terrace above garden patio of no.25 – 4.4 m

Distance of proposed terrace to nearest 1st floor window of no.25 at the same level – 4.00m

Due to the offset positioning of the two houses - the rear walls of no. 25 and no. 27 are not in line - the rear wall of no.27 is 2.0m forward towards the garden, all ground and 1st floor windows on the garden side of no. 25 could be overlooked from the proposed terrace.

Our main objections are, in summary -

- Overlooking and loss of privacy due to the dominant position of the proposed terrace due to no.25 being at lower ground level than no.27.
- The proposed terrace is level with our garden facing windows on the first floor .
- The proposed metal railing is unlikely to offer sufficient screening so as to mitigate overlooking.
- Any mitigating structure should be an integral part of the design from the outset.

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We trust the above will be fully taken into account in determining this Application.

Yours sincerely

Susan & Peter Blantz

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