

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4205/P	Marianne Rouvier-Angeli	27/11/2020 10:35:32	OBJ	<p>Dear Mr Ogunleye,</p> <p>I am writing to object about the proposed upward extension of the mansard roof at 111 Torriano Avenue in order to create a roof level terrace.</p> <p>I live next door at 113 Torriano Avenue where my flat comprises the upper two floors of the property. 113 Torriano Avenue still has the original valley roof and my bathroom has a large 'Velux' window on the sloping roof, adjacent to the proposed roof terrace.</p> <p>I am very anxious that people using the proposed terrace, which extends up to the party wall, will overlook my bathroom. I live with my teenage daughter and we are both concerned by this potential invasion of our privacy. I am also anxious about the potential loss of natural light in my bathroom. In 2017 an additional floor was added to 111 Torriano Avenue with the creation of a mansard roof. This involved raising the party wall and resulted in a significant reduction of natural light. I am concerned that a further extension on top of the existing extension, raising the party wall again, will further reduce the amount of natural light we are getting.</p> <p>Looking at the Camden Planning Guidance under 4.2 - under the Balconies and roof section/roof level terrace -</p> <ul style="list-style-type: none"> . A roof alteration is likely to be unacceptable where buildings have an additional storey or mansard roof which is the case here and where buildings are already higher than neighbouring properties. . A terrace will only normally be acceptable on the rear of the property. . It is normally inappropriate to set back a mansard roof to provide a terrace. . It should not result in the parapet height being altered. . It should not result in the overlooking of habitable rooms. <p>I do hope that you will take into consideration the points I have raised when making your decision.</p> <p>Thank you</p> <p>Kind Regards,</p> <p>Marianne Rouvier-Angeli</p>

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2020/4205/P	Colette Osborne	03/12/2020 14:11:54	COMMNT	<p>North Camden Housing Co-operative owns 113 Torriano Ave, the neighbouring property. We object to this further extension of the roof, after the roof extension carried out in 2016.</p> <p>Our concerns are:</p> <p>The new mansard is taller than all other roofs in the terrace. The buildings are already tall and this increase in height is out of keeping with this part of the street and will not improve the look of the street.</p> <p>Further development is over-development of the building and in particular will create a precedent for roof terraces at a very high level. This building already has a terrace at the back. A high level terrace will give wide views into gardens and into the velux windows in our London roof. The potential for noise is also increased by a terrace at high level.</p> <p>We have three social housing flats in No 113 Torriano Ave. The top flat bathroom has natural light and ventilation from a velux window on the roof. This room had some reduction in light from the development in 2016. The new increase in height of the chimneys and parapet walls may again result in more loss of light. The addition of a roof terrace at this high level will also create a problem of overlooking into a family bathroom.</p> <p>Looking at the Camden Planning Guidance under 4.2 - under the Balconies and roof section/roof level terrace -</p> <ul style="list-style-type: none"> . A roof alteration is likely to be unacceptable where buildings have an additional storey or mansard roof which is the case here and where buildings are already higher than neighbouring properties. . A terrace will only normally be acceptable on the rear of the property. . It is normally inappropriate to set back a mansard roof to provide a terrace. . It should not result in the parapet height being altered. . It should not result in the overlooking of habitable rooms. <p>This is not an appropriate development of the roof and will have a detrimental effect on our property.</p> <p>Thank you</p>