

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4663/P	Sebastian Camisuli	01/12/2020 15:37:37	INT	<p>Dear Planning Department</p> <p>We are the neighbours of 60b, living at 62b Gaisford street London NW5 2EH We are very concerned and opposed to the proposed roof terrace to No 60. The current roof, as shown on the application drawings, is only 1.35 metres away from our kitchen window. There is a direct line of sight between our kitchen and the proposed roof terrace. We object to the works on the following principles:</p> <p>Camden Planning Guidance Design (CPG1) Section 5 Balconies and terraces: 5.23 Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security.</p> <p>Due to the proximity of the terrace we will be overlooked. Even with a screen, we can hear people talking on the terrace (this has happened in the past when people have sat on the roof during warm summer evenings), noise becomes a major issue.</p> <p>Conservation area: the property is located within the Bartholomew Estate Conservation Area. Section BE31: Planning permission may be required for the formation of roof terraces. Roof terraces are not part of the established character of the Conservation area. The creation of high level balconies where they will be visually intrusive will be resisted.</p> <p>It is our view the proposed works are in contravention of the above listed statutory instruments, there is a clear loss of amenity, there is a clear direct line of sight causing overlooking, there is loss of privacy and noise caused by being so close to the window. There is also concern regarding security.</p> <p>The designated planning officer is very welcome to come and see the context from our property. I can also send pictures showing the direct line of sight between the kitchen and the terrace</p> <p>Any other issues please let me know</p> <p>Sebastian Camisuli</p>
