

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5352/P	richard sayles	29/11/2020 11:27:12	OBJ	Re: application no. 2020/5352/P 87 Fellows Road, London, NW3 3JS

We wish to express our firm objection to the above planning application on the following grounds.

1. The application states “a degree of overlooking, which is commonplace in an urban location, already exists from the second floor windows. However, the additional storey will result in a steeper angle which will in effect, lessen the level of overlooking. The proposal will therefore not result in any significant overlooking and is considered acceptable.”

This would only be true if the second floor windows were never used which will clearly not be the case. In fact the angle from the minimum to maximum of being overlooked is increasing. Also it is stated that this “is considered acceptable”. By whom? Certainly not 4 Huson Close residents.

2. The applicants own commissioned study (Daylight & Sunlight Report) states in point 5. “The angle to the horizontal subtended by the new development at the level of the centre of the lowest affected window should be no greater than 25°. If this is the case then it is unlikely to have a noticeable effect on diffuse skylight enjoyed by the existing building” and in the conclusion 5.6 “On this occasion the angle to the horizontal subtended by the new development at the level of the centre of the lowest affected window is likely to be greater than 25° and more detailed checks are necessary.”

The conclusion has been ignored and is not addressed anywhere in the application.

3. In the Class AA Prior Approval Cover Letter the sentence “The character of the surrounding area is residential, with neighbouring properties being similar in appearance and typically between 3/4 storeys in height with 4 storey properties located to the north of the site along Fellows Road and to the south on Adelaide Road” could be considered as misleading as all the ‘neighbouring properties similar in appearance’ South of Fellows Road, North of Adelaide Road, East of Winchester Road and West of Primrose hill road are 3 stories high.

If granted, no. 87 Fellows Road would be the only house within the northern section of the Chalcots Estate encompassing in excess of 125 houses in Fellows Road, Huson Close, Briary Close, Hornby Close, Brocus Close and Tobin Close to be four stories high. The estate was designed and built to have a homogenous design; none of the surrounding terrace houses has a roof extension.

It is correct to say there are some larger properties on Fellows road but not within the development.

4. A previous application (2013/2648/P) to add an additional fourth floor to nos. 83-93 Fellows road was rejected for two reasons; i) In the absence of a Daylight/Sunlight study which demonstrates that the windows on the rear elevation of Huson Close would continue to receive adequate daylight levels, insufficient information has been provided to demonstrate that the development would not have an adverse impact upon the residential amenity of neighbours in terms of daylight/sunlight contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and to policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

and ii) The proposed roof extension would, by reason of its height, bulk, mass and design, appear as an incongruous and unduly prominent addition which would detract from the character and appearance of the host building, street scene, Chalcot Estate, and the adjacent Belsize Park Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

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Re i) although a study has now been provided it is clear, as mentioned in point 2 above that the 25° rule is breached.

Re ii) this has not changed and in fact if only no 87 Fellows Road is permitted to erect a fourth story it would detract further from the symmetry and character of the estate.

5. It is likely to have a detrimental effect on the property price and marketability of nos. 1 to 6 in Huson Close.

6. If granted, this would be the first successful application to add a fourth floor thereby setting a precedent to future applications.
