

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4539/P	Dr Thomas Tuohy	16/12/2020 10:35:17	OBJ	The raising of the height of the building, with the creation of a roof terrace will have an impact on the privacy of my flat. There is also concern that if this application is approved it may be used as a precedent for comparable alterations that may be made at 6 Camden Mews, now on the market, which faces directly onto the back of 4 Camden Square.

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2020/4539/P	Maureen Parry & Danny Nissim	16/12/2020 14:31:54	OBJ	<p>We live directly behind 10 Camden Mews. We live at 5 Camden Square which is divided into three flats. We live in the garden flat (bottom two floors) and rent out the two flats above. We wish to object to the proposal for the following reasons.</p> <p>Our privacy would be compromised:</p> <p>The application is for a roof garden but is in fact a decked roof terrace with narrow planters around the edge. The planters come right to the edge of the roof at the rear, our side. The planters with their wooden slats, which form the edge barrier, are 1.1m high and 40 cm deep. As they are only about waist height, a person standing at the back of the terrace could easily look down into our garden and our rooms on the lower and first floors. The set back of the standing area from the rear edge is minimal so our privacy would be compromised.</p> <p>Two trees are shown in our garden in PL5 as possibly affording screening. In fact the smaller tree is an ailing Cherry and the larger tree is nothing like as big as drawn in the plan - it is a light-textured, narrow crowned Birch. Both these trees are deciduous.</p> <p>Although ongoing planting may not be under the planning regulations, those plants listed on the plan show that screening and privacy have not been considered. The suggested plants are native, ranging from small trees to tiny species and are not what would normally be recommended for survival on a roof garden as they require different and conflicting conditions.</p> <p>Size and appearance of stair head lobby:</p> <p>The stair head lobby is 4725mm across and 2500mm high without the solar panels. The structure stands side to side from our point of view and will be highly visible, especially from our sitting room windows. It's not clear what the curved line inside the curved end signifies – a bench, work surface or storage? This curved end comprises about 25% of the length.</p> <p>We feel this structure far exceeds the, 'minimal roof over the stair to access the roof garden', as described in 1.1 of the context section. We're also concerned about the unknowable extra height of the solar panels and their appearance which may be unsightly from our home.</p> <p>As the stairs arise directly from the building and the lobby is glazed, we're concerned that nighttime use of the terrace may cause light and noise impact. The terrace would be a new large outdoor space in a highly populated area vulnerable to any disturbance. Our bedroom and also the bedrooms of the two flats above us are at the rear so at risk of any such disturbance.</p> <p>Nearby precedent cited not correct or relevant:</p> <p>In section 1.2 of context, the application states, or seems to say, that the newly constructed 6 Camden Mews has terraces at each level. In fact this new house does not have a roof terrace - it has a green roof. It does have a rear terrace at first floor level, but this has negligible impact on properties to the rear because the situation in its relationship to the house behind is quite different.</p> <p>When the building at 6 Camden Mews was erected, the mews plot and the house at 3 Camden Square were</p>

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in the same ownership (Max Fordham). To ensure privacy between the two properties, the garden between was divided in half and a high wall built between the two parts. So 6 Camden Mews has its own rear garden and the mews property does not sit directly next to the garden of 3 Camden Square. To be doubly sure that privacy of neighbours was not compromised, the first floor terrace was set behind a very deep, approx. 3m, raised garden, planted with shrubs.

As the garden backing 10 Camden Mews is our private property the situation is quite different. The precedent cited in 1.2 of context is neither correct nor applicable.

We have lived at 5 Camden Square for over 30 years. We feel this application has not taken into consideration the impact of the terrace and lobby structure to our privacy or outlook. Some mention is made of views from the mews, but nothing has been considered from our point of view. We know other properties in our area have roof terraces but for the reasons given above, we feel this application should be rejected.

Maureen Parry and Danny Nissim
5 Camden Square
LONDON
NW1 9UY
