

Planning application 2020/5230/P (9-11 Mansfield Road) - objection from Elaine Grove and Oak Village Residents' Association 9-11 Mansfield Road

Elaine Grove and Oak Village Residents Association (EGOVRA) represents the residents who live in Elaine Grove, Oak Village and Julia Street including the small Oak Village properties immediately to the rear of 9-11 Mansfield Road.

We object to the proposal to convert the second floor roof of 9-11 Mansfield Road into a roof terrace on the grounds that this would result in an overbearing sense of dominance and intrusion to adjacent properties.

No 9-11 is built on land a metre higher than the closest Oak Village properties. It is a large, unsympathetic block of flats. Its construction breached planning permission being both higher and deeper than the permission granted. Although the planning inspectorate allowed the appeal against enforcement action as regards the size, the inspector imposed a condition restricting parts of the balcony areas, including the second floor roof, to maintenance purposes.

There are privacy screens on the first floor balconies. Whilst they are necessary to ensure a degree of privacy for neighbours, the effect is to "bring forward" the first floor, increasing perception of the volume of the building. The soft landscaping (shrubs) are of course not visible. At the higher second floor level, this effect would be more marked.

The lights on the first floor balconies shine into the bedrooms of adjacent properties. These lights, like the ones at ground level are very bright, disturbing peaceful evenings in neighbouring gardens and sleep (particularly when left on all night).

Finally please note that many of the diagrams presented for Camden approval show alterations to the second floor roof, even although they are labelled otherwise (for example, cycle storage).

Daniel Fleet

Chair EGOVRA