

Henriques, Roberta

From: Hope, Obote
Sent: 20 January 2021 13:08
To: Planning
Subject: FW: Planning application 2020/5230/P

Please log as an objection.

Thanks,

Obote Hope
Planner
Regeneration and Planning

The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Objection from EGOVRA to the proposal to convert the flat roof on 9-11 Mansfield Road to a balcony. This was denied in planning and this decision should be upheld - it is an imposition to the families who the property overlooks.

Once again the owners are attempting to thwart the planning permission that was denied them when they were building the flats. But as they are the sort of people who don't care, they built the flats larger and more imposing than the planning permission they were awarded and applied retrospectively (which was then granted by Camden). Once again they are applying for planning permission retrospectively for balconies, despite this being a massive imposition for my/others back gardens. We will be directly overlooked.

I 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 screen 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).

Sally Llewellyn
16 Oak Village, NW5 4QP

