

[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.

Dear Sir/Madam

Please may i add comments to this submission.

I understand that changes to the obscure glazing and fixed shut windows (to be opening) that were submitted as part of this details submission are to be removed from this application for approval of the Conditions stated.

It is important that details submitted as part of the package of information to clear down the details conditions, should not contradict nor circumvent other significant Conditions to the Approval. This would contravene legal aspects and Professional Codes of Conduct

Please note comments on the submission (currently on the planning portal-which i am not sure are the latest) as follows:

1. We stand in support of our neighbours in that any opening of a window to the flank sides of the new houses facing 25E and 25A Frognal or change to the obscurity of the glazing will add to noise pollution and loss of amenity of privacy. (Light pollution as well) and is contrary to the Planning Conditions
2. Are there further details of the noise/efficiency levels of the mechanical equipment that associated with kitchens and bathrooms? -noise and smell pollution are also a concern to the adjacent houses
3. The Velfac windows that are to be fixed shut - those submitted all show hinged openings on their elevations - the Velfac type specified are openable windows - how will their 'fixed shut' be verified? Only an actual fixed glazed solution will confirm that this will be so, and easy to specify through Velfac.
4. 1-W16/C - we assume is an example similar 1-W11/C? - somehow approved at planning stage - its size and proximity to the neighbouring habitable rooms and garden at 25C and fact that it has a window seat will wholly remove the privacy amenity of the garden that it overlooks which is just a few metres away, making it unusable without direct overlooking, and is close to the nearest bedroom of 25C; no matter what polices Camden has in place regarding safeguarding of local amenity in a residential area (and this is part of a conservation area as well) it appears to override them at will such as here.
5. 1 -W9/B - windows overlooking 25B habitable rooms and garden - with timber slats. It is not clear whether the slats are fixed - or are they hinged to open? if the latter - then that would negate the purpose of a privacy screen
6. 1 -W9/B - windows overlooking 25B habitable rooms and garden - the slenderness of the slats and the wide space between slats renders the privacy function of the slats virtually pointless; there are

some discrepancies in the final approved elevations online that provides an opportunity to interpret the ratio of slats/space width; however in one elevation, there is clearly a 50/50 ratio, which is better (for privacy) than is presented here; We also support the suggestion for the use of obscured glass or angled louvres as permanent solutions to privacy in lieu of timber slats made by the family at 25B whose habitable rooms and garden are directly overlooked and affected.

We confirm that we support the concerns and submissions made to you by all the immediate neighbours, and by the wider neighbourhood - All have concerns for the setting of precedence and for the protection and the enhancement of the Conservation Area (and all have felt marginalised in the Planning process to date - and most particularly at the Planning Committee).

Thank you for receiving our comments and for your consideration of these concerns.

Kind Regards

Cherie Yeo RIBA