

By email: charlotte.meynell@camden.gov.uk

9th February, 2021

Charlotte Meynell
Planning Solutions Team
Regeneration and Planning
London Borough of Camden

Dear Ms Meynell

RE: 2020/5846/P - R/O 29 - 33 Arkwright Road London NW3 6BJ - Approval of Details

By this letter we'd like to register our concerns and objections to two details in the subject application as we believe they shall have grave impact on the privacy of our home at 25B Frognal which is located across a narrow lane from the two proposed new houses.

The first is with regard to Planning Condition 3D. Although wood cladding is an improvement from bare windows, it does not address the overlooking and privacy problems in a substantial way. There are three reasons:

1. The distance between the south-facing window of 25F (1-W9 B) and the window of our children's bedroom is less than 10 meters. As detailed in the application, the set out of timber cladding over the window (22mm wide with 54mm spacing) equates to approx. 70% 'open area' and therefore does not sufficiently obscure the view and maintain our privacy. The attached Sketches 03, 04, 05 and 06 try to illustrate this problem
2. The "Planning Condition 3D" of the application only shows eye level views from the stairs, however, views from behind the desk and from standing in the first floor landing area are not discussed at all. As Sketch 07 shows, views from these angles will actually have a much bigger impact on our privacy
3. The above privacy problems are multiplied by the number of our windows exposed to 25F. Besides the Children's bedroom windows, our exposed windows also include the ground floor study, the panel window in ground floor washroom, and, to a less extent, large floor window next to the entrance door

We'd like to suggest 3 options to mitigate the problems:

1. Obscure glass be used
2. The louvre window case be fixed at an angle that will blind the views towards 25B
3. A non-look-through wall be required, on a permanent basis, between the staircase and the first floor landing area (although this would be difficult to audit)

The second is with regard to the first floor window of 25G, 1-W11 C and 1-W12 C. As Sketch 08 and 09 shows, these two windows are within the 20-meter distance with major windows/ glass walls of both 25B and 25C, it will have huge impacts on the neighbours' privacy. Although this was a central point that the neighbours have argued strongly, disappointingly the Decision Letter just ignored the

overlooking and privacy problem on this side. We re-iterate our objections and our request for mitigation, by either applying a wood cladding similar to 25F, or using obscured glass to at least the eye-level.

Thank you for your attention.

Best regards

Yiyong Yang
25B Froggnal, NW3 6AR



Encl: Drawings attachment