

Dear Camden Planning Team,

I write to object to the planning application (**ref. 2021/0989/P**) submitted in relation to no. 4 Oak Hill Park Mews for the creation of a terrace to the roof of the property.

As the owner of the adjacent property (no. 4 / 4A Oak Hill Park), which is situated immediately to the west of the application site, I am extremely concerned that if this roof terrace is allowed, it would adversely impact the amenity that we currently enjoy in our property, through increased noise, a decrease in privacy and potential for overlooking.

Our bedroom, located on this side of our property, and which is approximately 5 meters away from the proposed roof terrace, currently benefits from a window that faces out onto the flank wall of the application property. The proposals include a glass balustrade that adds to the perceived height of the mews property which becomes more overbearing to us. The use of the terrace would also lead to a loss of our privacy as users would be able to 'peer' down into the bedroom window, and this will occur often as the new staircase leading up to the terrace, appears to be in line with our window.



**Pics 1 (L), 2 ®: Show No.4's Oak Hill Park Mews's roof from our bedroom window.**



**Picture 3 (left):** shows the view of no.4 Oak Hill Park Mews from our bedroom window.



**Pic 4 (left):** Shows the small, 5 metre distance from no.4 Oak Hill Park Mews (L) from our bedroom window (R).

The new roof terrace will also provide the occupants at 4 Oak Hill Park Mews with an opportunity to overlook our entire garden, which will also lead to further and detrimental loss of privacy.



**Pic 5:** The scaffold and white sheeted part of the picture shows the area where the roof terrace would be on no.4 Oak Hill Park Mews. You can see how it would directly look into our garden allowing a pretty much 180 degree + view of it, getting rid of much of the privacy and increasing overlooking dramatically.

The Application includes a Noise Impact Assessment which assesses the impact of noise from the roof mounted plant, but we are further concerned by the potential increase in noise from the use of the roof terrace, especially during evenings and late nights. In Summer, this may mean us not being able to open our bedroom window due to noise issues, which is unreasonable. We are also concerned about a constant hum and noise from the heat pump which may disturb the peace that we currently enjoy as well as the unsightly view of the solar panels from our bedroom window which would be extremely close to them.

We believe the proposed development would fail to meet the requirements of Policy A1 of the Camden Local Plan as it would not protect the amenity of neighbours. The terrace would cause visual privacy, noise and potential overshadowing impacts on our living space which would be harmful to the enjoyment of our home.

Regards,

Igal Dimant