

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. 3 Oak Hill Park Mews), which is situated immediately to the south 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 the property, through increased noise, decreased privacy and potential for overlooking.

My property, located in the same residential mews as the applicant's property, is the direct neighbour to the south. We are in a much lower position to no.4 in the mews, at the bottom of a small 2-3 metre hill, which already puts our house at a height disadvantage with no.4, making it appear to loom over us (see picture 1). The proposals, including a glass balustrade that will add to the perceived height of the mews property (which is already overbearing), will make the applicant's property even more oppressive.



**Pic 1 (left):** Shows our property on the left hand side, with no.4 Oak Hill Park Mews in the middle with the white tarpaulin.

We are also only 6-7 meters away from their property and their proposed roof terrace. The use of the roof terrace would lead to a detrimental loss of our privacy as not only would the terrace overlook our entire garden / outdoor space, but anyone using the terrace would be able to 'peer' down into our garden space as it is directly in front of the applicant's house (see picture 2 below).



**Picture 2 (left)** - shows the white tarpaulin where the proposed roof terrace of no.4 will be and how it will overlook all of the garden of our property.

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 being restricted on how and when we open our window due to possible noise issues.

Furthermore, the use of the roof terrace would lead to a detrimental loss of our privacy for the whole of the mews as it would directly overlook most of the communal garden space providing no opportunity for privacy for any of the mews residents (see picture 3).



**Picture 3:** shows the white tarpaulin (top left) of the applicant's property where the roof terrace would be and its potential overlooking into the communal gardens of Oak Hill Park Mews.

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