

## Roberta Henriques

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**From:** Adam Greenhalgh  
**Sent:** 15 April 2021 15:06  
**To:** Roberta Henriques  
**Subject:** FW: Comments and objections regarding planning application 2021/1147/P

Hi Roberta

Hope you are well

Would it be possible for this letter to be uploaded as soon as you have time, please

Hope that is OK

Thanks

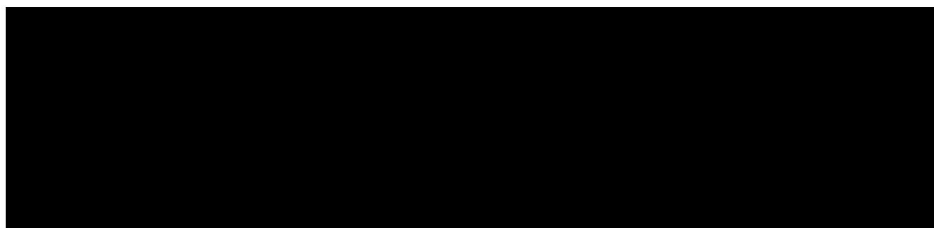
Adam Greenhalgh  
Planning Officer

Telephone:



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.



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Dear Adam

I understand you are the officer assigned to application 2021/1147/P.

I am instructed to forward the following comments and objections on the above application by the owner of 106 Hawtrey Road, London NW3 3SS which adjoins the subject property at 3 Lyttleton Close, London NW3 3SR with the rear elevations facing each other.

#### Daylight, Sunlight and Overshadowing

The application is made under Schedule 2, Part 1 Class AA of the Town & Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 ("GDPO"). The applicant's covering letter (dated 24th February 2021 by Boyer) states the GDPO requires an applicant to apply to the Local Authority for prior approval as to "the impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light". The application purports to deal with this requirement via a statement providing the opinion that the proposals would not result in any detrimental impact on neighbouring properties. This opinion is not supported by any evidence, so it is difficult to see how such a conclusion has been reached.

Camden Local Plan policy A1 requires daylight and sunlight assessments to be undertaken in accordance with the methods described in the Building Research Establishment's Guide "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice"

The proposals are directly in front of windows serving habitable accommodation at 106 Hawtrey Road and it is our view that a daylight and sunlight assessment should be undertaken in accordance with the requirements of Camden Local Plan policy A1.

It is our view that the proposals at 3 Lyttleton Close may cause a detrimental impact on the amenity to 106 Hawtrey Road and therefore the application cannot be satisfactorily determined without an appropriate assessment. This assessment should consider the daylight to the habitable accommodation, the provision of sunlight to any windows falling within 90 degrees of due south and any overshadowing effect that may occur to the external amenity spaces at 106 Hawtrey Road.

There is a separate application for additional massing to 2 Lyttleton Close (Planning Application 2021/0569/P) and the assessment should consider the cumulative impact of both schemes to ensure that the effect of both developments is accounted for.

#### Overlooking and Privacy

The proposals will result in a number of additional windows overlooking the garden and rear windows of 106 Hawtrey Road resulting in a greater sense of being overlooked and a loss of privacy.

#### Development Density

The existing house at 3 Lyttleton Close currently has 6 bedrooms and 3 bathrooms. The proposed new storey would provide a further 4 bedrooms and 3 bathrooms making a total accommodation of 10 bedrooms and 6 bathrooms. This seems an excessive overdevelopment of the site which we believe will be out of character in the area creating a negative visual impact. Additionally it may result in significant additional noise causing a nuisance and potentially parking and traffic issues as a result of additional vehicles.

Kind regards



**Stuart Cobbold MRICS**  
Director

[Redacted]  
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