



THE GRANARY
SPRING HILL OFFICE PARK
HARBOROUGH ROAD
PITSFORD
NORTHAMPTON
NN6 9AA

Our Ref: 1232
Your Ref: 2021/0631/P

Ms A Ryan
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
C/o Town Hall
Judd Street
London
WC1H 9JE

www.argroup.co.uk

21 April 2021

Dear Ms Ryan

PLANNING APPLICATION 2021/0630/P
LOFT EXTENSION – FLAT B, 36 KYLEMORE ROAD, LONDON NW6 2PT

I write in respect of the above application to clarify the situation in respect of the amenity of the neighbouring property as requested. I also include updated plans as it has been identified by the applicant that the chimneystack was still shown in error. The following updated plans are included:

- Existing floor plans (drawing P21-07.1 Rev B)
- Proposed floor plans (drawing P21-07.2 Rev B)
- Existing and proposed elevations and section (drawing P21-07.3 Rev B)

PRIVACY/NEIGHBOURING PROPERTY'S WINDOW ARRANGEMENT

Notwithstanding the information contained within the Planning Design and Access Statement in respect of the terrace, and the fact that it has been accepted by the Planning Inspector that use of a flat roof does not require consent and thus the issue of overlooking from such spaces should be a mute point. On this basis a 1.1 metre high glass balustrade has been proposed (for safety reasons).

Confirmation of the side facing windows to 38 Kylemore Road was requested, and the photographs are provided below to confirm this. A single window is provided on each floor, believed to serve a kitchen at ground level, a bathroom (obscure glazed) at first floor, and a bedroom at second floor. These photographs were taken from an existing side facing window in the application property (first floor level).

THE AITCHISON RAFFETY GROUP
London Birmingham Manchester Berkshire Buckinghamshire Hertfordshire Northamptonshire Oxfordshire
Aitchison Raffety (Commercial) Limited, Registered Office: Unit 4 Stokenchurch Business Park, Iddesley Road, Stokenchurch, Bucks, HP14 3FE Registered England & Wales 03436430.
A list of Directors, Chartered Surveyors and Chartered Town Planners is available on request.





*Photographs of side facing windows in 38 Kylemore Road:
L – ground and first floor; R – first and second floor*

As illustrated by the photographs above, the ability to see into the neighbouring property's windows is limited. Even with the introduction of a balcony, the potential view towards this neighbouring property will not be increased.

However, should the Council be minded to approve the application on all other matters except loss of amenity to the neighbour (despite the views of the Planning Inspector on this matter), then the applicant would be willing to discuss this matter further to see if there is a solution which the Council would be willing to support. From previous discussions though, it is recognised that the Council are likely to want to maintain their objection to the scale of the proposed dormer extension.

Yours sincerely

Jonathan Weekes BSc (Hons) MA TP MRTPI
Director