
From: [REDACTED]
Sent: 08 May 2021 13:51
To: Matthew Dempsey; Planning
Cc: Elias Chrysostomou
Subject: Objection to proposed roof terrace at 1 Gladys Road (2021/0971/P)

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

My family and I live at 3 Gladys Road and would like to register our significant objection to the above application for the following reasons:

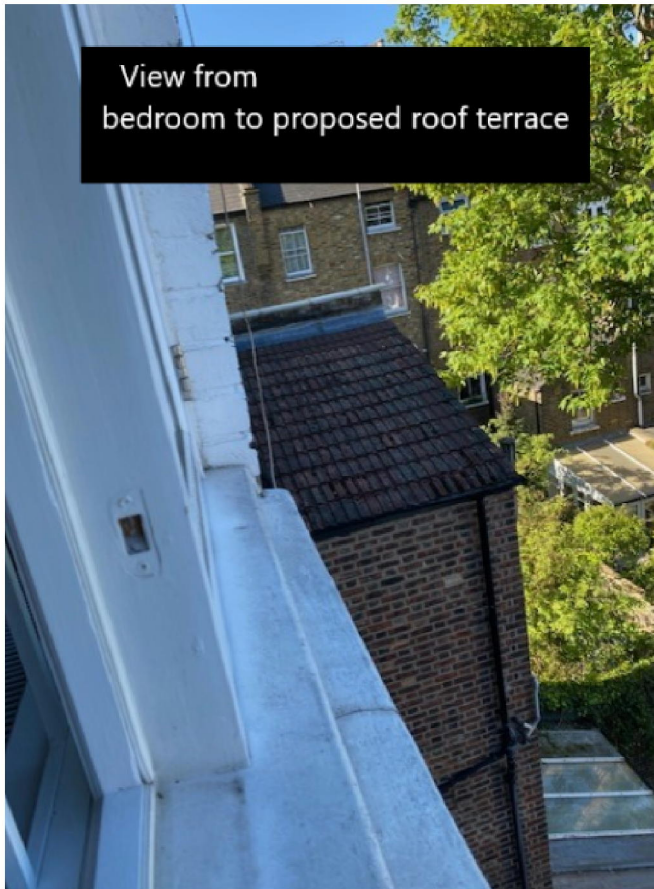
1. Our property (whole house) is immediately adjacent to the application site. The applicant has submitted an Overlooking Plan which sets out the neighbouring windows that will be visible from the proposed terrace. The plan and photos do not show that windows identified as 1, 2a and 2b are in-fact bedroom windows [REDACTED]. The photographs submitted in the Overlooking Plan referring to windows 1,2a and 2b are also misleading as they are clearly taken from the window of the applicants property and not from the further most point of the roof where the proposed terrace would have direct line of site into said bedrooms. These photos are therefore a misrepresentation of the direct line of sight into [REDACTED] bedrooms, which are less then 5m and 7.5m away. In the Camden adopted document Planning Guidance Design CPG1 at paragraph 5.25 it states that roof level terraces should not result in overlooking of habitable rooms of adjacent properties; and the proposal clearly fails this requirement. Furthermore, the Overlooking Plan fails to account for the direct view into our living room from the proposed terrace through our skylight, which has been omitted from the submitted document and would result in further intrusion and loss of privacy (additional phots will be submitted via email).
 2. The proposed terrace would be a clear infraction on [REDACTED] and security given the direct line of site into said bedrooms. We'd need to keep curtains almost permanently drawn to protect [REDACTED] - a clear breach of the minimum standards as set out in the Building Research Establishment Guidelines (BRE) and in particular their publication 'Site Layout Planning For Daylight and Sunlight – A guide to good practice (2011 edition)'. Which makes specific reference to habitable rooms such as living rooms, kitchens and bedrooms and their expectations for light.
 3. We also strongly object on the basis of potential for noise and disturbance. Clearly there are no time restrictions on the use of the proposed terrace. Therefore, evening and night time use would have a significant potential for noise disturbance [REDACTED] whose bedrooms are just bedrooms 5m & 7m from the proposed terrace. This is of high concern to us given a prior history of disturbance from the applicants tenants in the past.
- Given the above, clear and unequivocal objections, in particular stressing the protection of [REDACTED] privacy and the potential for noise disturbance given the very close proximity to their bedrooms, we urge you to refuse the application.

Yours sincerely,

Elias & Riwa Chrysostomou



View from living room skylight at 3 Gladys Rd
showing direct line of site from proposed
terrace





View from
bedroom



View from
bedroom window



View from 3 Gladys Rd garden showing close proximity of proposed roof terrace to bedrooms and direct overlooking into our garden