

**1 Radlett Place
London
NW8 6BT**

Att. Mr Josh Lawlor
Planning Officer
Camden Council

By email to: planning@camden.gov.uk
Josh.Lawlor@camden.gov.uk

16 May 2021

Dear Mr Lawlor,

Re: Objections regarding the Proposed Development at 28 Avenue Road, London NW8 6BU
Planning Application Ref: 2021/1358/P

I am the owner of 1 Radlett Place, neighbour to 28 Avenue Road. The rear boundary wall to my property forms the north-western boundary to the proposed development at 28 Avenue Road. 1 Radlett Place is our family home.

I wish to lodge my comments in respect of the above application. I have set out below our preliminary comments and concerns on the proposal and ask that the Council takes them into consideration in any decision on this proposal.

1. Siting and Height of The Pool Pavilion

The drawings relating to the proposed Pool Pavilion states a single storey structure but at 3.78m high, this is 1.5 storeys of a standard floor-to-ceiling residential height. There are no sections for the Pavilion and the pitched roof of the Pavilion is not shown so it is not clear what the finished height would be.

We consider this building, which is an ancillary use, excessive in height and intrusive to the openness of this part of the Conservation Area and views to and from Primrose Hill.

There are no drawings showing side elevations or roof plan provided for the proposed pavilion. We are concerned that artificial lighting from the pavilion will cause light pollution and disturb the tranquil darkness at night. The method of internal and external lighting needs further detailing and be subject to a planning condition for further approval, prior to the occupation of the residential house. We ask to be consulted on the submission of such details in due course.

The siting of the Pavilion and the swimming pool is very close to the boundary wall to 1 Radlett Place. We are concerned that users of these facilities, especially noise from pool and poolside parties would cause continual noise and disturbance and disrupt the quiet enjoyment of our property and garden. Any additional walled partitions which may help to contain such disturbance would be welcome (see Item 6 below).

We ask the Council to place a strict planning condition on:

- 1) the hours of use of the Pool Pavilion and outdoor swimming pool to 23:00 in the evening;
- 2) restricting the hours for playing live or amplified music in the open areas in the garden or pool area after 23:00.

2. Overlooking and loss of privacy

2.1 Windows

The proposed windows in the north and west facing corner elevations on the first and second floors look into the key rooms (reception rooms and bedrooms) in 1 Radlett Place and garden, despite being some 24m away. Although the proposed rooms on the first and second floors of the new house are currently proposed to be used for a master bedroom, dressing rooms [REDACTED] these can be changed for use by others in the future.

We ask the Council to impose a condition requiring opaque glazing for these windows to reduce the degree of overlooking and invasion of privacy; as well as reducing artificial light pollution.

2.2 North-west facing balcony

The north-west facing balcony on the first floor offers clear sightlines into the garden and the rooms along the rear elevation of 1 Radlett Place, impinging significantly on our privacy and daily lives.

We ask the Council to advise the Applicant to modify the design of this area such that there are interrupted views for users of the proposed balcony. Examples are higher decorative balustrades and railings or coloured opaque security glazing that would prevent the possibility of users of the balcony from watching the movements in 1 Radlett Place.

This would again help to reduce the degree of overlooking and invasion of privacy; as well as reducing artificial light pollution.

3. Tree Planting and Screening

There is no landscaping plan included in the submission.

The proposals show very dense screening with 30 Avenue Road but no new planting between 28 Avenue Road and 1 Radlett Place. A significant number of trees are proposed to be removed in the existing oasis of vegetation.

We intend to seek the advice of an Arboriculturalist to review the proposals for tree root protection for trees in 1 Radlett Place; and review the potential impact of new tree planting along parts of its boundary.

4. Impact of Solar Dazzle

Glare or dazzle can occur when sunlight is reflected from a glazed facade. This can affect the occupants of adjoining buildings.

We ask the Council to ask the Applicant to use non-reflective glazing for windows on the upper floors.

5. Town Visual Impact Assessment

Only two views are shown as wire diagrams.

6. Noise and Vibration

The report provided by ME7 Limited - Energy and Sustainability Statement Section 4.5 Noise and Vibration only provides a general statement stating "moving mechanical services plant, e.g. Pumps, fans, condensers, pipers/ducts, lifts and boilers limited to acceptable levels."

Noise Impact Assessment - There is no reference or acoustic analysis of any mechanical and electrical plant and machinery to be used in the house or the pavilion or the swimming pool.

We ask that the Applicant considers the potential for screening for noise around the swimming pool to reduce disturbance to neighbours, e.g. directed noise baffles as sculptural screens.

Further information is needed to assess how the inhabitants in 1 Radlett Place may be affected with open windows etc.

Although the tennis court and tennis pavilion are positioned in the eastern part of the site, noise can still travel in the open. It is possible that these areas may also be used for private entertainment and therefore, we ask that a condition be imposed on the times of use and restrictions on emission of music also (as suggested in Item 1 above).

7. Trial Pits

No trial pits were shown along the northern corner where the swimming pool is proposed.

8. Disturbance during Construction

We are concerned that the disturbance during the construction period could last for an extensive period of time. This would not only deprive local residents of the quiet running of our daily lives, but also be detrimental to the enjoyment of visitors to Primrose Hill.

We suggest that a series of hoarding around the entire application site and specific parts of the site which are noise generators should be installed to reduce the year-long disturbance. We also suggest that a temporary construction workshop be erected in the furthestmost part of the development site to contain noisy activities such as stone cutting, carpentry and ironworks.

Construction traffic should not be allowed to enter the site or arrive in the local area prior to 08:30 in the morning. Work on site should cease at 18:00 in the evening to allow residents some respite. All construction and building works should cease on Saturdays and Sundays. There should also be a planning condition for construction noise be monitored at the edge of the construction site and if necessary, in the in the gardens of the existing residential properties.

Summary

In summary, we support the principle of developing a residential dwelling. However, we wish to safeguard our privacy and security. We do not wish to feel our daily lives are under surveillance by neighbours behind the windows or on a balcony. We are also concerned that the outdoor activities generated by the outdoor pool, pool pavilion, tennis pavilion, tennis court and garden will cause significant noise and disturbance to the quiet enjoyment of our home and garden if there are not sufficient restrictions on the future occupiers and on certain installations on the proposed development.

We are currently seeking professional advice from Adrian Salt And Pang Development Planning Consultants and specialist consulting engineers and arboriculturalist and will seek the Council's further assistance in relation to this Application and to submit further analysis pertaining to our concerns to you.

I should be grateful if you would keep me and my planning consultants, Adrian Salt And Pang Limited, informed of any changes to the current proposal and if any additional information is made available by the Applicant for clarification.

Yours sincerely,

Sabine Howard

Sabine Howard
(signed electronically)

A solid black rectangular box used to redact the signature of Sabine Howard.