

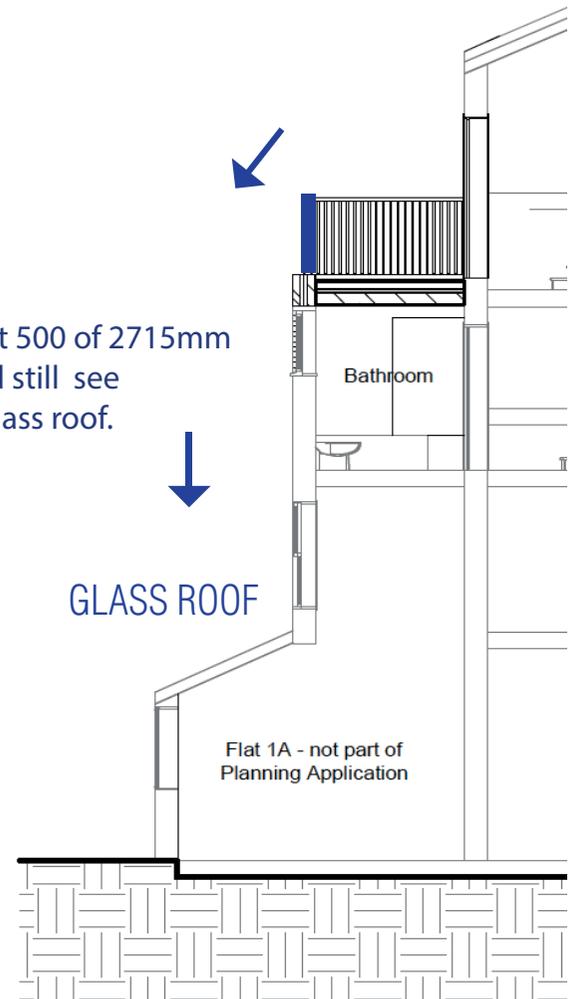


Objection to proposed roof terrace at 1 Gladys Road with Changes. (2021/0971/P) Updated 19th May

1. It would look directly into our kitchen area of our glass full ceiling. So we lose privacy as upstairs have direct view into our kitchen and living space (ref1)

1.1. Due to the angle of the sloping glass roof, the proposed terrace would still be able to see into our living area even with the indent railing. .

The Indent 500 of 2715mm you would still see into our glass roof.



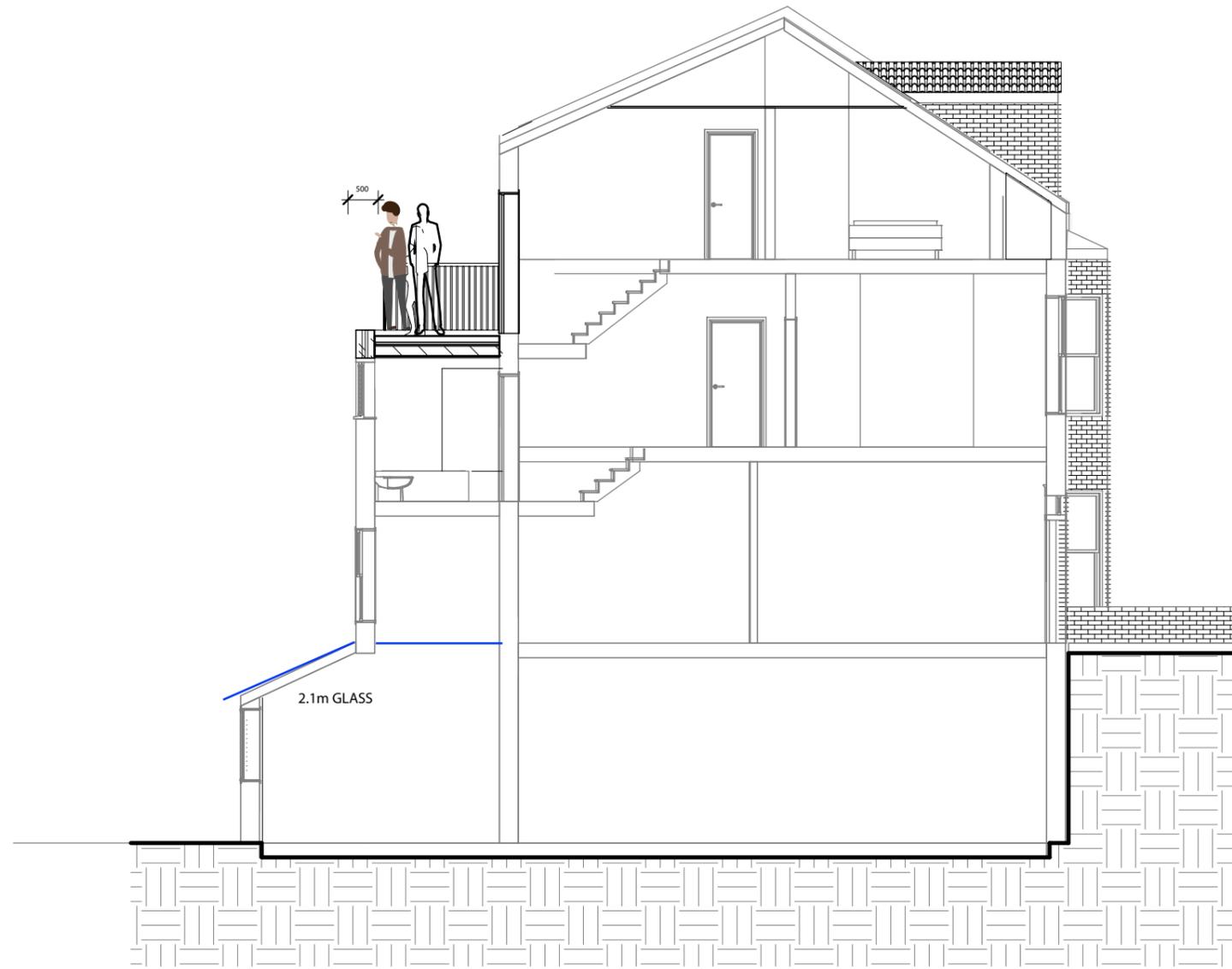
1.1. Due to the angle of the sloping glass roof, the proposed terrace would still be able to see into our living area with with the railing

There is no measurements on the heights of the railings on the drawings

The average height of railing is (900mm- 1 meter) (Door 2 meters).

Height average Male: 1.8 m / Female: 1.6 mn

The railing of 500 of the 2715 you could see into the glass roof.



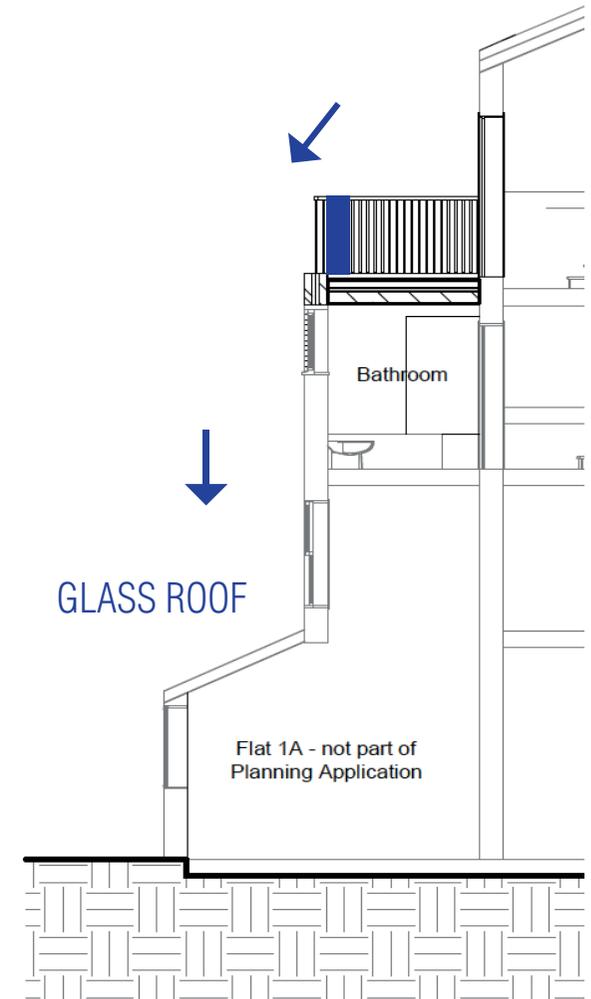
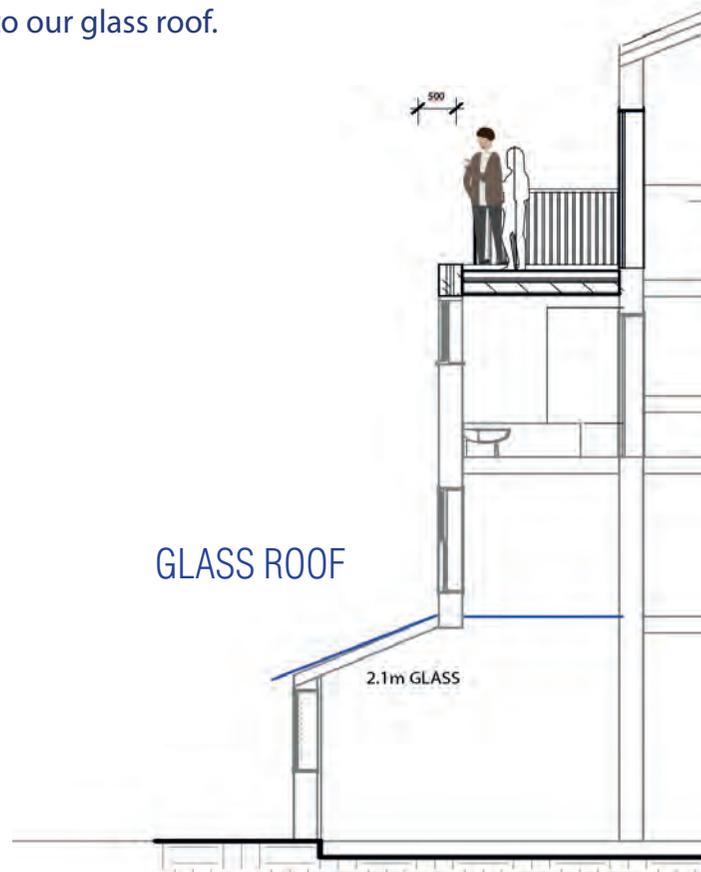
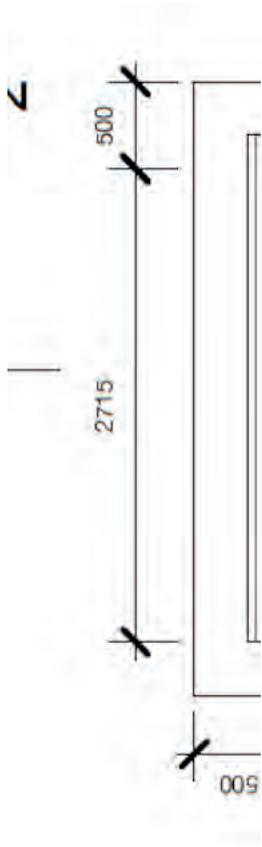
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Height average Male: 1.8 m / Female: 1.6 mn (person on drawing small).

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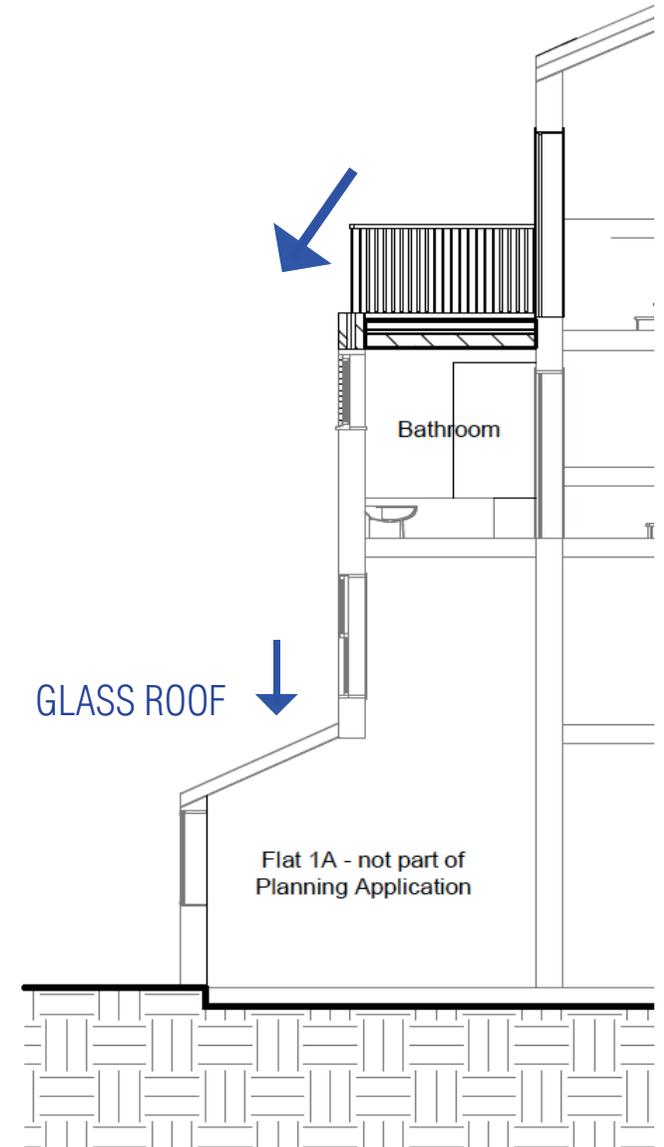




(2021/0971/P)

5. It would look directly in our garden giving our loss of privacy. (ref 5)

5.1 The updated drawings of the terrace would look directly in our garden giving loss of privacy of the 3 bedroom flat downstairs.





(2021/0971/P)

2. The impact of new uses of buildings and noise from people using the terrace would be above our bedrooms. The proposed terrace would have direct view into the bedroom, creating no privacy for the downstairs flat. Camden Planning CPG1 states roof level terraces should not result in overlooking of habitable rooms, the roof terraces does this. (ref 2)

2.1 The angle and height of the space the terrace would still have view into the windows
The indent railings from eye height, you would still see into bedrooms in Gladys Road.

3. Light - Planning Daylight and Sunlight. We would require to shut our curtains in our bedrooms to avoid loss of privacy

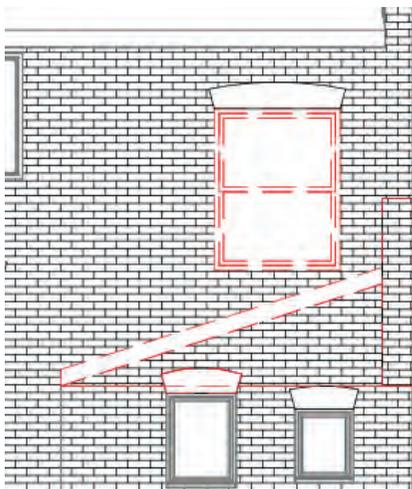
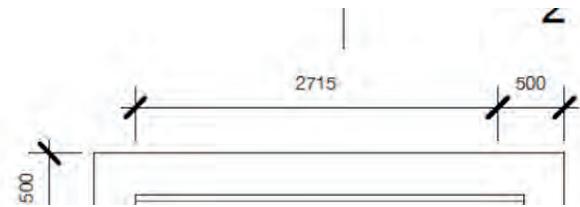
3.1 .Policy 'Site Layout Planning For Daylight and Sunlight.

Point 3 still remains a concern.

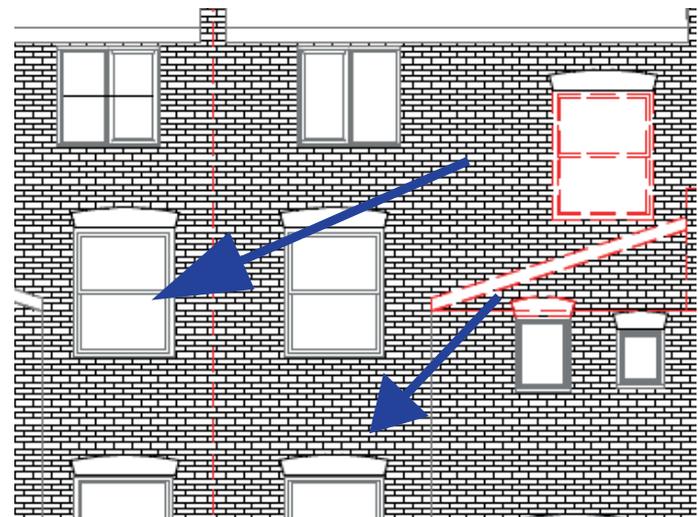
4. Potential for noise disturbance given the very close proximity to 1st floor bedrooms. We had issues with previous tenants with noise, a terrace would create additional noise in a quiet family neighbourhood.

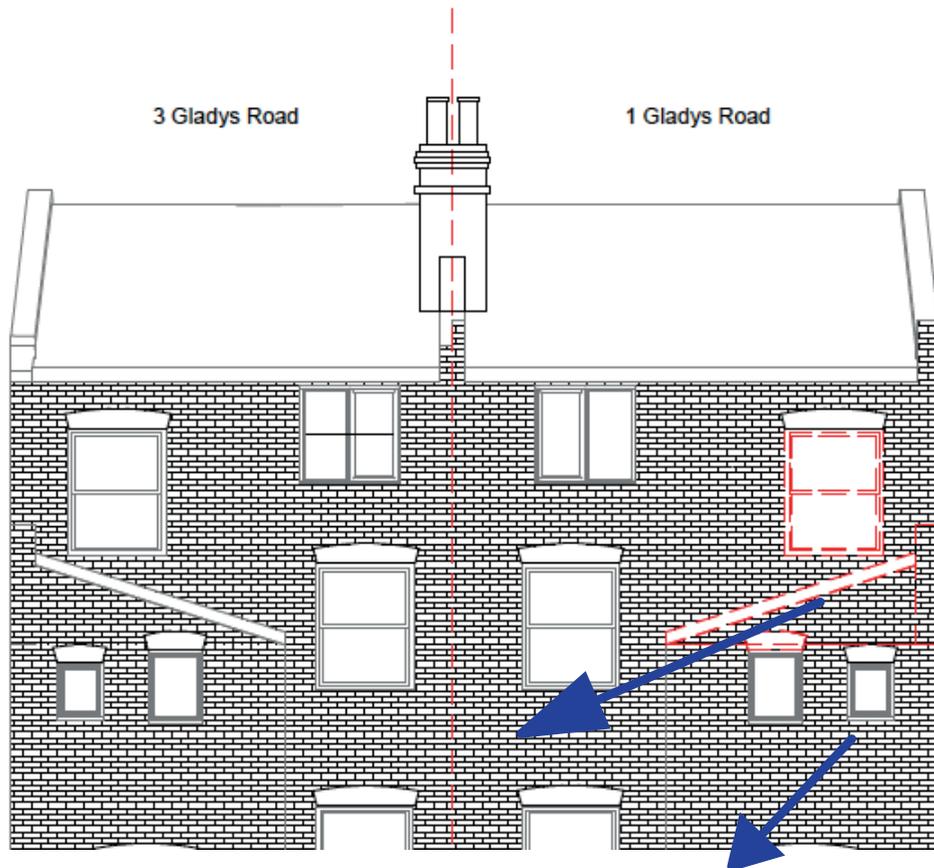
4.1 Point 4 still remains a concern of noise disturbance from the terrace

Policy DP26



Enc





End of terrace

(2021/0971/P)

6. The design, size and height (being on the top floor) of new buildings extensions - The development because of the sitting and scale of the terrace would appear visually obtrusive and prominent addition to the property would unbalance the pair of properties.

6.1 Point still remains on updated drawing with additional side walls with extension visually obtrusive.

7. The summity of the sloping building roofs of Gladys road should be kept with the architecture of the building. It would fail to respect and preserve the original design and proportions of this pair of buildings, all to the detriment of the character of the building and wider area. (ref 7)

7.1 Point of the sloping buiding roofs of Gladys road should be kept with teh architecture of the building. The additional wall adds additional proportions that do not preserve teh orginal design.



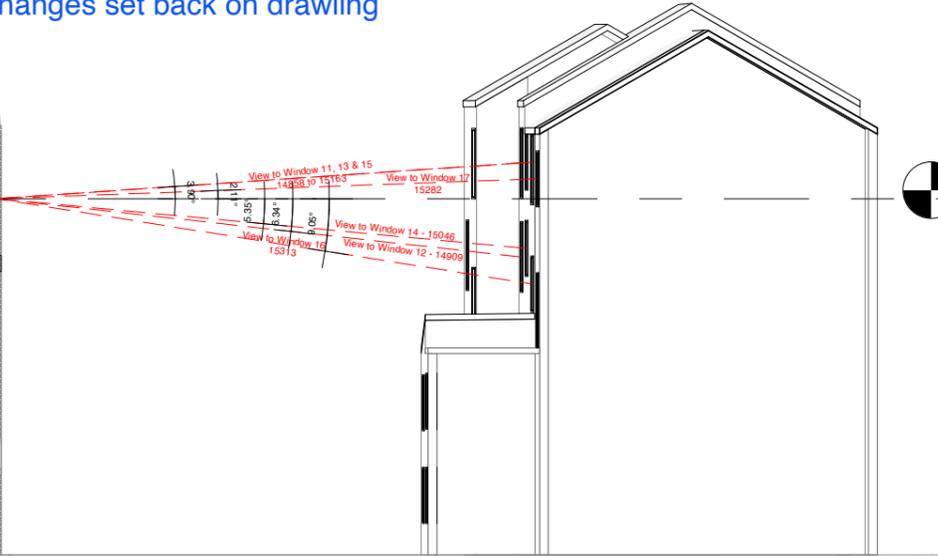
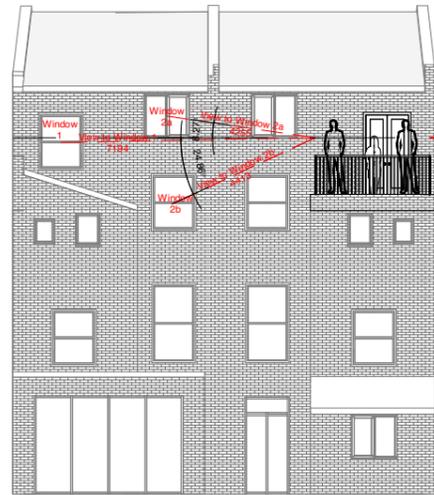
(2021/0971/P)

8. Work has already started, resulting in someone falling through the ceiling bottom flat where terrace would go. We are concerned the structure will not hold a terrace. (ref 8)

8.1 Point still remains a concern.

Based on average height of person.
 View into: window 2a, 2b, 1 - after set back 50cm change
 View into: window 11-23, after changes set back on drawing (based on eye height)
 View into: windows 3-5, after changes set back on drawing

Av. View Height on
Proposed Terrace
6777

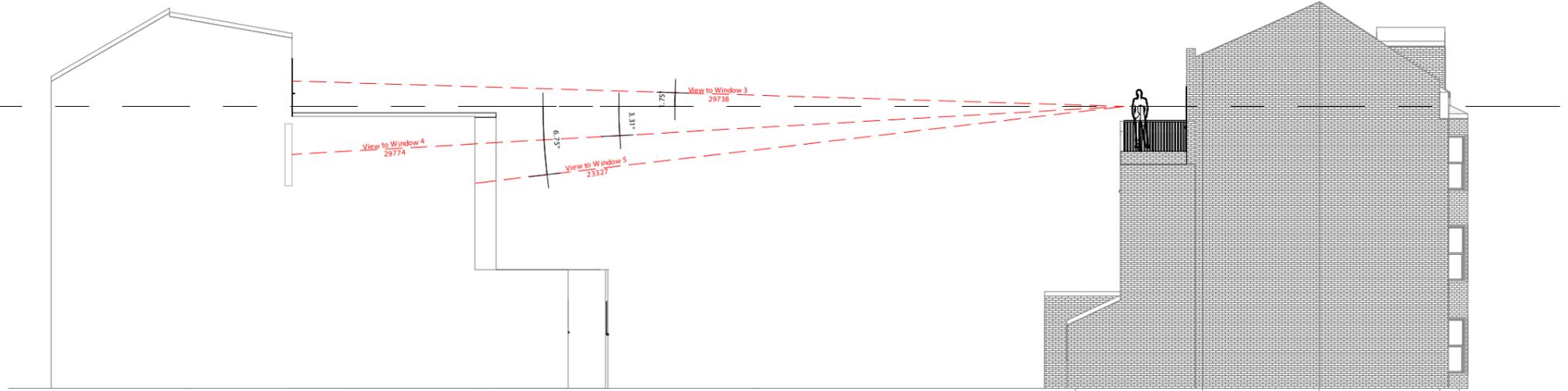


Av. View Height on
Proposed Terrace
6777



E East
1 : 200

Av. View Height on
Proposed Terrace
6777



N North
1 : 200



(2021/0971/P)

9. It would disrupt our property and surrounding properties as on the top floor overlooking the adjacent properties to the detriment of residential amenity. Due to it being on the top floor it stops privacy of 13 Flats. We wish to manage the impact of development on occupiers and neighbours of 13 Flats by not having this overlooking all houses on the three streets.

9.1- You will still be able to see out to all 13 flats.

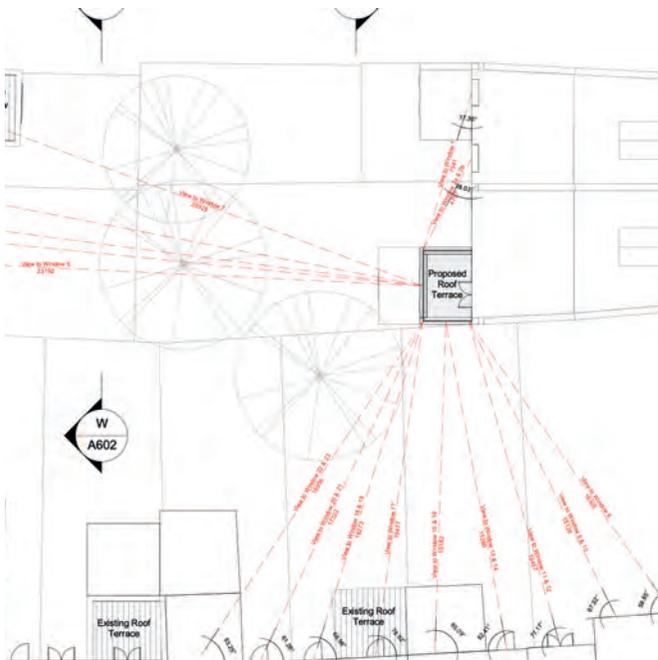
There is no measurements of the railing, or side parapet wall height on drawings. Based on scale of person, door height and persons eye height you would still have a clear view to all properties.(windows 8-23)

Facing forward the terrace will have direct view into Hemstall Road properties. (windows 3,4,5,6)

Right side: The terrace will have view into windows (1,1a 2b) from terrace angles.

The terrace will have view into 3 Gladys Road skylight

For these main points, we would like to still uphold our appeal of the terrace to going ahead of 1 Gladys Road, NW62PU



Policy Notes:

CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy,
 Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies,
 Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan Submission Draft, The London Plan and NPPF.
 Policy 'Site Layout Planning For Daylight and Sunlight