

[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.

Dear Charlotte,

As residents of Oak Village, which backs onto Lamble Street, we'd like to lodge a comment in objection to planning application 2021/2178/P on 41 Lamble Street London NW5 4AS.

In the planning application it states that "To the north of the dwelling house, the shallow gardens of the neighbors [i.e. Oak Village] will not be effected by the additional storey", that the "rear gardens of properties facing Oak Village will not be negatively impacted by the proposed development", and the proposal "will not increase the risk of overlooking or loss of privacy to any existing properties".

Unfortunately, having assessed the plans in detail and considered the impacts from various viewpoints, we can confirm that the additional storey would have the following impacts on dwellings either opposite or neighbouring opposite the property:

- ∞ Loss of privacy, overlooking first floor rear rooms and gardens of Oak Village south side property (it is possible to grow foliage at the rear of Oak Village gardens to allow both Oak Village and Lamble St first floor rooms some privacy, but it would not be possible to grow this sufficiently high to provide privacy for an additional storey)
- ∞ Obscuring the view of trees currently visible from Oak Village south side first floor property
- ∞ Loss of light to Oak Village south side property/garden (particularly in winter)

Furthermore, we are concerned that allowing this planning application to proceed would risk creating a detrimental precedent in an area where on both Lamble St. and Oak Village, all properties are limited to two stories of approximately equal height. We would not expect, nor be in favour of, permission being granted in Oak Village - a locally listed area - for a similar application, and believe all these properties should be treated equally with respect to restrictions on height.

Finally, we understand that previous applications in Camden have been rejected for the detrimental impact on the character and appearance of the wider area - i.e. being contrary to policy CS14 (promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy – which we believe should also be applicable here. We are very concerned about the potential domino effect of allowing one house to extend its height, creating a significant risk to devalue the area's aesthetic, character and history.

Please redact my email address from this comment if you decide to publish it online or to the applicants.