

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2146/P	Anstey Horne on behalf of 2 Kidderpore Gardens	17/06/2021 15:38:09	OBJ	<p>Anstey Horne on behalf of the owners of 2 Kidderpore Gardens:</p> <p>Anstey Horne have been appointed by the legal owners of 2 Kidderpore Gardens, London to advise on the possible light effects produced as a result of the proposed redevelopment of Old Hall Lodge, which is located on the northern boundary of the application site.</p> <p>The Building Research Establishment (BRE) document entitled 'Site Layout Planning for Daylight and Sunlight, a Guide to Good Practice, 2011', otherwise known as the BRE Guidelines, provides the principal guidance in this area and has been adopted by the London Borough of Camden as part of the Development Policy 2010-2025 (adopted 2010) paragraph DP.26 and the Planning Guidance within CPG.6 which deals with neighbouring amenity. Furthermore, the development site is located in an area covered by the Redingdon Frognaal Neighbourhood Plan. SD.4 addresses the matter of sustainable development and states:</p> <p>'Development must cause no significant detriment through the loss of light or increased shadowing to neighbouring properties and gardens.'</p> <p>Based on a review of the submitted drawings, it is clear that the current design includes an increase in height, breadth and depth of the existing Old Hall Lodge building within close proximity to 2 Kidderpore Gardens, a residential dwelling with a clear expectation for natural light. We also note the absence of a technical daylight, sunlight and overshadowing report within the supporting document and therefore it is impossible to review and comment on the amenity effects as a result of the application scheme. We kindly request that this information is made available as a matter of urgency and in accordance with the methodologies advocated within the BRE Guidelines. This information should also be provided to allow sufficient additional time for review and comment by all those affected by the application proposals.</p> <p>We look forward to hearing from you as a matter of urgency.</p>

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2021/2146/P	David Chatterjee	20/06/2021 18:29:25	OBJ	<p>With apologies, we must object strongly to the impact of this proposal on our home, 2A Kidderpore Gardens.</p> <p>All the properties along this stretch of Kidderpore Gardens, from Old Hall on the corner of Kidderpore Avenue to our own at 2A, are the result of decades of rather awkward Frankenstein bolt-ons. Each of us can easily imagine improvements to our own spaces. But this historical encroachment is exactly why any additional expansion is now very difficult. It is not pleasant to read the architect's impact assessment, claiming that this plan involves no loss of privacy or light for the rest of us: we are afraid this is certainly not the case.</p> <p>The proposed loft extension is very intrusive:</p> <ol style="list-style-type: none"> 1. The new second floor windows are large and significantly higher than anything in the existing structure. They are a major new encroachment overlooking our first floor master bedroom and bathroom. They will also directly overlook the whole of our rear garden. No other property will be so domineering over us: this will dramatically impact the amenity of our property. 2. Our sun sets directly behind Old Hall Lodge, and the full length of our rear garden runs due east from it. The significant proposed increase in height will impact a substantial period of evening light for our whole rear garden throughout most of the year. 3. The plans shown are rather out of date and understate the impact on us. Rather than extending further, we actually released garden space on this side in 2016 by demolishing a former 5m x 3m extension, with council approval and to the benefit of all our overlooking neighbours and the local environment. This improvement is not on the diagrams used. But this additional garden space is also now directly impacted by problems 1 and 2. <p>The impact of the proposed ground floor extension is also significant:</p> <ol style="list-style-type: none"> 4. The proposal halves the distance between our ground floor and the existing structures of Old Hall Lodge, making it a substantial encroachment. Our ground floor has extensive windows directly opposite, so this advance cannot be obscured. This is likely to be an even more oppressive imposition on our neighbours at number 2. 5. Developing the existing front entrance archway on the north side to internalise this space will significantly narrow the gap to the adjacent property, breaking up existing views from the street through to the rear and impacting wildlife access. Enclosing this established porch space is in opposition to desirable planning and the aims of the Redington Frognaal Neighbourhood Plan (apparently strongly supported in the recent referendum). <p>If a revised form of the project were to go ahead:</p> <ol style="list-style-type: none"> 6. We would certainly wish to ensure that the proposed north elevation sketch is held to, in not allowing new ground floor windows facing north, other than the proposed rooflight. 7. It isn't made clear how the extensive use of timber for the ground floor extension would look. This is very different from neighbouring properties and is not a style that is part of the new Neighbourhood Plan. For ourselves we don't necessarily mind the use of non-standard materials, but more clarity here would be welcome.

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2021/2146/P	Graham Lofts	18/06/2021 08:17:50	OBJ	<p>Sorry, we don't feel good about pushing back on this project, especially after the hassle for all our neighbours of renovating our own place five years ago after many decades of neglect. But we worked hard to stay within the existing shell, including at roof height. And indeed we removed one major structure from this side, freeing up garden space rather than expanding further. This proposal is quite different on both counts.</p> <hr/> <p>We are Graham and Franca Lofts, joint owners and occupiers for the last 19 years of the house at 2 Kidderpore Gardens, Hampstead, NW3 7SR, immediately adjacent to Old Hall Lodge.</p> <p>The plans submitted for the development of Old Hall Lodge by means of a rear and side extension are completely unacceptable from our standpoint.</p> <p>The combined impact of the extensions would virtually eliminate daylight from our dining room, and significantly diminish natural light in our kitchen, both located on the ground floor. The dining room has limited daylight resources as it stands, and thus is poorly illuminated already. One of its windows faces the existing porch and side wall of Old Hall Lodge, hence little light passes through it. The only other window of the dining room faces the existing rear corner and garden of Old Hall Lodge, but the combined extensions would block the outlook completely, compounded by the greatly increased proximity of the side extension. Daylight entry through that window would be very severely curtailed.</p> <p>In addition, the view from that dining room window would be ruined.</p> <p>Moreover, our kitchen, which is open plan with the dining room, is also directly fed by daylight from that rear dining room window. Hence daylight from that source into the kitchen would also be substantially diminished by the proposed plans.</p> <p>Taken together, the impact on these ground floor living areas, which are at the heart of our day-to-day usage of the house, would be disastrous and render them unlivable.</p> <p>Furthermore, our first floor rear bedroom window overlooks the garden to the left and the rear of Old Hall Lodge to the right. Once the extensions are complete, their increased bulk in height, depth and breadth will utterly dominate, and consequently destroy, the view.</p> <p>On the above grounds, we object strenuously to the severely adverse impact upon our home caused by the development plans, most especially the unacceptable deprivation of daylight and sunlight in violation of our rights.</p> <p>We have retained Anstey Horne to advise us on the daylight impacts. Anstey Horne have signalled to the owners of Old Hall Lodge and to the Council that a proper daylight study is absent from the plans and should be undertaken and publicised to all affected parties.</p>

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