



ADRIAN SALT AND PANG LIMITED
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Ref. 2021/Radlett/OBJECTION2 - RESPONSE 23JUN21

Att. Mr Josh Lawlor
Planning Officer
Camden Council

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

23 June 2021

Dear Mr Lawlor

Re: Planning Application Ref: 2021/1358/P
Objections regarding the Proposed Development at No.28 Avenue Road, London
NW8 6BU

Adrian Salt And Pang Limited are the appointed planning consultants representing the interest of Mrs Sabine Howard, the owner of No.1 Radlett Place and neighbour to No.28 Avenue Road. We are writing on behalf of Mrs Howard to submit further representations on the above planning application.

Mrs Howard raised a number of concerns in her letter of objection, submitted on 16 May 2021 to the Council. On 1 June, the Applicant's Team lodged their responses to the points raised. The following highlights the issues which are still outstanding and could have a detrimental effect on either our Client's amenity or have a detrimental effect on the wider area of the Grade 1 listed park of Primrose Hill and the general environs.

This letter addresses the Applicant's Team's responses on:

1. Siting and height of the pool pavilion and the contention by the Applicant's Team that the development has permitted development rights.
2. Overlooking and loss of privacy for our Client's property - an analysis of the degree of overlooking as a result of the proposed development is included in this submission for your consideration.

Our Client has commissioned specialists to advise her on various technical aspects of the proposal to ensure that the interest of No.1 Radlett Place is protected. Therefore, she may wish to make further comments on the current application for the Council's consideration.

It is entirely reasonable for our Client to ask for changes to a proposed development, changes that would address her concerns both in terms of town planning as well as neighbourly considerations as the impacts on the living conditions of existing residents and visitors to the local area could be long lasting.

The Applicant's Team has not addressed any of the objections adequately and, based on the insufficient information provided, planning permission should not be granted.

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1. Siting and Height of The Pool Pavilion

Applicant's team response:

"The 3.78m height is to the ridge of the gable roof. The eaves are at the level of the boundary wall and the ridge is 1.5m above this level. It should be noted that under permitted development, outbuildings are permitted a maximum overall height of 4 meters for a dual pitch roof."

Comments by Adrian Salt And Pang:

- 1.1 Application Drawing no. (860)300_PL03 Long Section shows the height of the pool pavilion.

The drawing shows the height of the pavilion to the ridge to be 4.5m from the ground level of the pavilion building from the pool side. Although the eaves height is shown as 3.78m, there is still a pitched roof of 1.6m that will be visible above the boundary wall, marked as 3.78m high.

There are no detailed elevational drawings to illustrate the design of the pool pavilion or the proposed ground level construction. It is therefore not clear if the built height would be even higher than that indicated in the planning drawing.

- 1.2 Drawing No.(890)024_PL01 Pavilion Floor Plans show the Pool Pavilion Floor Plan but this is an indicative drawing with little detail shown.

The Applicant has not provided additional detailed drawings for the Pool Pavilion nor any meaningful visual impact assessments for views from Radlett Place nor from Primrose Hill.

- 1.3 This proposal constitutes "development", i.e. buildings or engineering operations on land and therefore requiring planning permission. As this application is for full planning permission for a new development within the application boundary, the permitted development rights for householders do not apply.

Moreover, the main residence and the outbuildings have been demolished in the 1960's and, therefore, the Applicant cannot claim established volume or footprint for the current application, save for historical context. We note that the siting of the pool pavilion is not on the footprint of any previous outbuildings.

The proposal should be considered by the Council in accordance with prevailing plan policies and government planning guidance. It should take account of the existing environment and minimise the impact on the local residents and on medium and long views across Primrose Hill.

We therefore maintain that our Client's original objections of 16 May 2021, are still valid.

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2. Overlooking and loss of privacy

Applicant's team response:

"The objection letter incorrectly states that the proposed windows in the north and west facing elevations are located 24m from 1 Radlett Place. The distance between the proposed north elevation balcony and the existing dwelling at 1 Radlett Place is 40.6m, which is a substantial distance and exceeds the minimum privacy distances required. Furthermore, the proposed house is purposely sited at an oblique angle to avoid any direct overlooking with neighbouring properties and will be screened somewhat by the retained and proposed new trees planted along the boundary with Radlett Place."

Comments by Adrian Salt And Pang

- 2.1 The distance from the north and west facing windows and the balcony of the application proposal is 22m from the boundary wall and overlooking into the garden of No.1 Radlett Place is a high possibility, especially as there is no new tree planting shown in the current proposals. In fact, because the south-eastern façade of No.1 Radlett Place is irregular, the closest point to the proposed development is approximately 36.8m away, with no additional proposed tree screening. In winter, any screening by the deciduous trees in the applicant's garden will be negligible.

The attached Analysis of Zone of Overlooking illustrates the extent of overlooking into the house and garden of No.1 Radlett Place (see Fig.1 to Fig.12 in the attached Analysis).

The analysis highlights the severity of five of the proposed windows in particular, and views from the north-western balcony which have direct and intrusive views into the south-eastern elevation of No.1 Radlett Place. The proposed windows and balconies of No. 28 Avenue Road and the existing windows and French windows i.e. glazed windows on the south-eastern elevation of No.1 Radlett Place are marked in the attached analysis. It should be noted that although labelled as Mansard, the Mansard Level is merely the 2nd floor of the proposed building.

Proposed 1st Floor Window (W3) (north-west facing) with direct views into 21 out of 25 French windows and windows of No.1 Radlett Place.

Proposed 1st Floor Window (W5) (north-west facing) with direct views into 16 out of 25 French window and windows of No.1 Radlett Place.

Proposed 1st Floor Balcony Views (view B1 and B2) (unobstructed western and north-western facing views) with direct views into 24 out of 25 and 19 out of 25 French windows and windows of No.1 Radlett Place, respectively.

Proposed 2nd Floor Mansard Window (W9) (north-west facing) has direct views into half of the depth of the garden and into 21 out of 25 French windows and windows of No.1 Radlett Place.

Proposed 2nd Floor Mansard Window (W10) (north-west facing) also has views into half of the depth of the garden and into also 25 French windows and windows of No.1 Radlett Place, although some are angled.

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Table 1 shows the number of proposed windows which have direct or angled views into the garden of No.1 Radlett Place, and the number of storeys at No.1 Radlett Place which would be overlooked. These are illustrated by sightlines with the use of sections through the two buildings and gardens.

Table 2 presents the number of windows on the first and second floors and French windows on the Ground Floor shown on the south-eastern elevation of 1 Radlett Place that would be affected and the severity of the overlooking and intrusion into No.1 Radlett Place.

Table 3 summarises the number of windows, French windows and garden area in No.1 Radlett Place affected by each proposed window / balcony and the loss of privacy that results.

- 2.2 Government guidance: High Hedges Complaints: Prevention and Cure (May 2005) and Hedge Height and Light Loss (Rev. October 2005) were published by the Office of the Prime Minister (now MHCLG) and provide guidance on designing for privacy.

High Hedges Complaints: Prevention and Cure (ODPM May 2005) states:

1.6 To secure privacy and so deter people from throwing up unsuitable defences, new developments should pay attention to what happens in those parts of a property that might be away from public view but not necessarily from the gaze of neighbours. This is not just a matter of the physical separation of properties. It is not enough, therefore, to rely on established rules of thumb like a minimum 'back to back' distance of 20 metres. It requires careful thought about: • sight lines into rooms at the rear of the house and into any private garden or yard, taking account of changes in levels within and between sites, such as a steeply terraced garden, balcony or roof garden; • orientation which might affect use of the indoor and outdoor space, such as the location of patio or other seating area; • landscaping and boundary treatment.

1.7 Consideration also needs to be given to the relationship with properties neighbouring the development. In planning the layout and design of the new development, regard should be had to: • safeguarding a reasonable degree of privacy for neighbouring properties; • mitigating the impact on them of what might otherwise be perceived as intrusive development.

Better-Places-to-Live-by-Design (companion guide to PPG3) advises:

"While there are well established rules of thumb (such as a minimum 'back-to-back' distance of 20 metres), these need to be applied flexibly in relation to the specific context and in the recognition that the objective of privacy can often be better secured through careful design rather than by physical separation alone." (Page 39)

"A failure to consider the need for privacy can result in curtains and blinds being permanently drawn". (Page 39)

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High hedges, daylight and sunlight: final report (ODPM March 2004) discusses the issue of privacy:

Section 5.2 of the Report states: "People like to have privacy inside their homes and gardens. Various type of privacy can be identified but visual privacy is the most relevant here. Some local authorities use privacy distances. Design guides suggest distances up to 35 metres or more. These can act as a major constraint on layout design. Distance helps provide visual privacy but does not guarantee it. An early study suggests complete visual privacy indoors is only achieved at distances of 90 metres or more. For outdoor activities like sunbathing the required distances will be even greater.

An exception could arise where there is inequality of overlooking. Planning authorities sometimes use this concept. It can arise where one of the gardens is steeply terraced, or the neighbour has a balcony or roof garden... Where external protection cannot provide visual privacy, windows may need to be screened in some way, usually with blinds or curtains."

2.3 The above government studies and guidance suggest that standard distances do not necessarily preclude the intrusion of privacy.

Therefore, our Client requests that the following adjustments be considered to the current application design:

- 1) (Window W03) Remove the window or reduce the size on the first floor in the north-western elevation (shown as nursery) as there is already a window on the south-west elevation.
- 2) (Window W05) Reduce the size of the windows on the first floor in the north-western elevation proposed dressing room and ensuite (for mutual privacy) and use opaque or decorative glazing.
- 3) (Window W9) Reduce the size of the window to proposed bedroom 5 (2/F) and use opaque glazing.
- 4) Generally set back the 2nd Floor windows to reduce the number of sightlines and the degree of overlooking.
- 5) Adjust the balcony design to reduce the size of the balcony and include higher balcony screens to prevent direct views into No.1 Radlett Place.

As the proposed development is an imposing building which will have significant impacts on our Client's family life and enjoyment of the family home and garden, we urge the Council to seek adjustments to reduce the size and bulk of the proposed structure and reposition the window and balconies of concern.

Yours sincerely

Annie Pang, BA, DipUPI, MScPropInv, MRTPI
Director
Adrian Salt And Pang Limited
On behalf of S. Howard, 1 Radlett Place.
/Encl.

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CLIENT: S HOWARD, 1 RADLETT PLACE, NW 8 6BT

ANALYSIS OF ZONE OF OVERLOOKING

Objections submitted on behalf of No.1 Radlett Place NW8 6BT

**Re. Proposed Development at No.28 Avenue Road NW8 6BU
(Application ref 2021/1358/P)**

23 June 2021

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ANALYSIS OF ZONE OF OVERLOOKING

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ANALYSIS OF ZONE OF OVERLOOKING

1. Background

This document has been prepared in response to the application for full planning permission (App. ref 2021/1358/P) for a proposed residential house at No.28 Avenue Road NW8 6BU.

Adrian Salt And Pang Limited are the appointed planning consultants representing the interest of Mrs Sabine Howard, the owner of No.1 Radlett Place and neighbour to No.28 Avenue Road. Mrs Howard raised a number of concerns in her letter of objection, submitted on 16 May 2021 to the Council. A key concern was the degree of overlooking and loss of privacy that would be suffered by Mrs Howard and her family. This document accompanies the follow-up letter of objection submitted to Camden Council on 23 June 2021.

This document presents an analysis of the degree of overlooking resulting from the proposed development and assesses the impact on the amenity and privacy of the occupiers in No.1 Radlett Place.

2. Illustrations and Findings

Fig.1 Site Location Plan shows the boundary of the proposed development (outlined in red) in the grounds of No.28 Avenue Road and the boundary of No.1 Radlett Place (outlined in green).

The analysis drawings, Fig.2 to Fig.12 illustrate the extent of overlooking into the house and garden of No.1 Radlett Place.

Figs.2, 3 and 4 illustrate the extent of the overlooking from the first and second floors of the proposed building at No.28 Avenue Road into the garden and the Ground, First and Second floors of No.1 Radlett Place.

Fig.5 shows the south-eastern elevation of No.1 Radlett Place and marks the window and French Window references on that elevation. In total, there are 25 windows and French windows on the three floors of No.1 Radlett Place.

Figs.6 to 12 demonstrate the zone of overlooking and the degree of intrusion that would result from the proposed 1/F and 2/F windows of No.28 Avenue Road that face the south-eastern elevation of No.1 Radlett Place.

Table 1 shows the number of proposed windows which have direct or angled views into the garden of No.1 Radlett Place, and the number of storeys at No.1 Radlett Place which would be overlooked. These are illustrated by sightlines with the use of sections through the two buildings and gardens.

ANALYSIS OF ZONE OF OVERLOOKING

Table 2 presents the number of windows on the first and second floors and French windows on the Ground Floor shown on the south-eastern elevation of 1 Radlett Place that would be affected and the severity of the overlooking and intrusion into No.1 Radlett Place.

Table 3 summarises the number of windows, French windows and garden area in No.1 Radlett Place affected by each proposed window / balcony and the loss of privacy that results.

In total, 25 Ground floor French Windows and 1st and 2nd floor windows are positioned on the south-eastern elevation of No.1 Radlett Place, many are to bedrooms and living rooms which require privacy. These windows and the garden to No.1 Radlett Place suffer overlooking from direct or angled views from the proposed windows and balcony of the proposed development.

The analysis highlights the severity of five of the proposed windows in particular, and views from the north-western balcony which have direct and intrusive views into the south-eastern elevation of No.1 Radlett Place. The proposed windows and balconies of No. 28 Avenue Road and the existing windows and French windows i.e. glazed windows on the south-eastern elevation of No.1 Radlett Place are marked in the attached analysis. It should be noted that although labelled as Mansard, the Mansard Level is merely the 2nd floor of the proposed building.

3. Key Outcomes

The following windows are No.28 Avenue Road cause the most concern but other proposed windows illustrated in the analysis illustrations also show that there is significant loss of privacy and garden amenity for the residents of No.1 Radlett Place.


No. 28 Avenue Road Proposed 1st Floor Window (W3) (north-west facing) will have direct views into 21 out of 25 French windows and windows of No.1 Radlett Place.


No. 28 Avenue Road Proposed 1st Floor Window (W5) (north-west facing) will have direct views into 16 out of 25 French window and windows of No.1 Radlett Place.


No. 28 Avenue Road Proposed 1st Floor Balcony Views (view B1 and B2) (unobstructed western and north-western facing views) will have direct views into 24 out of 25 and 19 out of 25 French windows and windows of No.1 Radlett Place, respectively.

No. 28 Avenue Road Proposed 2nd Floor Mansard Window (W9) (north-west facing) has direct views into half of the depth of the garden and into 21 out of 25 French windows and windows of No.1 Radlett Place.

No. 28 Avenue Road Proposed 2nd Floor Mansard Window (W10) (north-west facing) also has views into half of the depth of the garden and into also 25 French windows and windows of No.1 Radlett Place, although some are angled.

OBJECTIONS TO APPLICATION REF: 2021/1356/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU																										
TABLE 1		NO.28 AVENUE ROAD - WINDOWS OVERLOOKING NO.1 RADLETT PLACE HOUSE AND GARDEN - ANALYSIS OF WINDOWS THAT ARE OVERLOOKED, BY FLOOR																								
	1/F Windows															2/F Windows										
Section ref.			S6		S5		S4		S3		S2		S1		S0					S5		S2		S1		
Zone of overlooking	W1	A	W2	A	W3	D	W4	A	W5	D	W6	A	B1	D	B2	D	W7	A	W8	A	W9	D	W10	A	W11	A
NO.1 Radlett Place	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE
Garden 1/2 depth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	1	2	1	4	1	2	1	2
G/F	0	0	1	1	1	2	1	1	1	2	1	1	1	2	1	2	1	1	1	1	1	2	1	2	1	1
1/F	1	1	1	1	1	2	1	1	1	2	1	1	1	2	1	2	1	1	1	1	1	2	1	2	1	1
2/F	1	1	1	1	1	2	1	1	1	2	1	1	1	2	1	2	1	1	1	1	1	2	1	2	0	1
Total Score	2	2	3	3	3	6	3	3	3	6	3	3	3	6	3	6	4	5	4	5	4	10	4	8	3	5
Y = 1	N = 0																									
Score	Angled View = 1																									
	Direct View = 2																									
	View of 1/4 Garden = 2																									
	View of 1/2 Garden: Angled = 3; Direct = 4																									

OBJECTIONS TO APPLICATION REF: 2021/1356/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU																														
TABLE 2		NO.28 AVENUE ROAD - WINDOWS OVERLOOKING NO.1 RADLETT PLACE HOUSE AND GARDEN																												
								NO.28 AVENUE ROAD																						
	Proposed 1/F Windows				A = Angled View - Score 1 ; D = Direct View - Score 2											Proposed 2/F Windows				A = Angled View D = Direct View										
Section ref.			S6		S5		S4		S3		S2		S1		S0						S5		S2		S1					
Zone of overlooking into No.1 Radlett Place	W1	A	W2	A	W3	D	W4	A	W5	D	W6	A	B1	D	B2	D	W7	A	W8	A	W9	D	W10	A	W11	A				
G/F French Windows (D1 - D10)	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE				
D1	1	1	1	1	0	0	1	1	1	2	1	1	1	2	0	0	1	1	1	1	0	0	1	1	0	0				
D2	1	1	1	1	0	0	1	1	1	2	1	1	1	2	0	0	1	1	1	1	0	0	1	1	0	0				
D3	1	1	1	1	1	2	1	1	1	2	1	1	1	2	1	2	1	1	1	1	1	2	1	1	1	1				
D4 (double doors)	0	0	1	2	1	4	1	2	1	4	1	1	1	4	1	4	1	2	1	2	1	4	1	2	0	0				
D5	0	0	1	0	1	2	1	1	1	2	1	1	1	2	1	2	1	1	1	1	1	2	1	1	1	1				
D6	0	0	0	0	1	2	1	1	1	2	1	1	1	2	1	2	0	0	1	1	1	2	1	1	1	1				
D7	0	0	0	0	1	2	1	1	1	2	1	1	1	2	1	2	0	0	0	0	1	2	1	1	1	1				
D8	0	0	0	0	1	2	1	1	0	0	1	1	1	2	1	2	0	0	0	0	1	2	1	1	1	1				
D9	0	0	0	0	1	2	0	0	0	0	1	1	1	2	1	2	0	0	0	0	1	2	1	1	1	1				
D10 (double doors)	0	0	0	0	1	2	0	0	0	0	1	1	1	4	1	4	0	0	0	0	1	4	1	2	1	2				
SUB-TOTAL G/F	3	3	5	5	8	18	8	9	7	16	10	10	10	24	8	20	5	6	6	7	8	20	10	12	7	8				
	1/F Windows															2/F Windows														
Zone of overlooking	W1		W2		W3		W4		W5		W6		B1		B2		W7		W8		W9		W10		W11					
1/F Windows (W1 - W12)	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE	Y/N	SCORE				
W1	1	1	1	1	0	0	1	1	1	2	1	1	1	2	0	0	1	1	1	1	0	0	1	1	0	0				
W2	1	1	1	1	0	0	1	1	1	2	1	1	1	2	0	0	1	1	1	1	0	0	1	1	0	0				
W3	1	1	1	1	1	2	1	1	1	2	1	1	1	2	1	2	1	1	1	1	1	2	1	1	1	1				
W4	0	0	1	1	1	2	1	1	1	2	1	1	1	2	1	2	1	1	1	1	1	2	1	1	0	0				
W5	0	0	1	1	1	2	1	1	1	2	1	1	1	2	1	2	1	1	1	1	1	2	1	1	1	1				
W6	0	0	0	1	1	2	1	1	1	2	1	1	1	2	1	2	0	0	1	1	1	2	1	1	1	1				
W7	0	0	0	0	1	2	1	1	1	2	1	1	1	2	1	2	0	0	0	0	1	2	1	1	1	1				
W8	0	0	0	0	1	2	1	1	1	2	1	1	1	2	1	2	0	0	0	0	1	2	1	1	1	1				
W9	0	0	0	0	1	2	1	1	0	0	1	1	1	2	1	2	0	0	0	0	1	2	1	1	1	1				
W10	0	0	0	0	1	2	0	0	0	0	1	1	1	2	1	2	0	0	0	0	1	2	1	1	1	1				
W11	0	0	0	0	1	2	0	0	0	0	1	1	1	2	1	2	0	0	0	0	1	2	1	1	1	1				
W12	0	0	0	0	1	2	0	0	0	0	1	1	1	2	1	2	0	0	0	0	1	2	1	1	1	1				
Sub-total 1/F	3	3	5	6	10	20	9	9	8	16	12	12	12	24	10	20	5	5	6	6	10	20	12	12	9	9				
Mansard Windows M1 - M3																														
M1	0	0	1	1	1	2	1	1	0	0	1	0	0	0	0	0	0	0	0	0	1	2	1	1	1	1				
M2	0	0	0	0	1	2	1	1	1	2	1	1	1	2	1	2	0	0	0	0	1	2	1	1	1	1				
M3	0	0	0	0	1	2	0	0	0	0	1	1	1	1	0	0	0	0	0	0	1	2	1	1	1	1				
Sub-total Mansard	0	0	1	1	3	6	2	2	1	2	3	2	2	3	1	2	0	0	0	0	3	6	3	3	3	3				
Total: 25 windows and French windows																														
Total score	6	6	11	12	21	44	19	20	16	34	25	24	24	51	19	42	10	11	12	13	21	46	25	27	19	20				
Zone of overlooking score for individual windows																														
Score		View		Total Score				Impact																						
1		Angled view		1 - 10				Mild Acceptable																						
2		Direct view		11 - 19				Acceptable																						
Score x 2		Double French windows		20 - 29				Moderate																						
				31 - 35				Significant																						
				36 - 40				Serious																						
				41 - 50+				Highly Intrusive																						

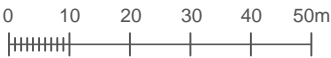
OBJECTIONS TO APPLICATION REF: 2021/1356/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU																																	
TABLE 3: SUMMARY TABLE		NO.28 AVENUE ROAD - WINDOWS OVERLOOKING NO.1 RADLETT PLACE HOUSE AND GARDEN																															
							NO.28 AVENUE ROAD																										
	Proposed 1/F Windows				A = Angled View - Score 1 ; D = Direct View - Score 2											Proposed 2/F Windows				A = Angled View D = Direct View													
Section ref.			S6		S5		S4		S3		S2		S1		S0						S5		S2		S1								
Zone of overlooking into No.1 Radlett Place	W1	A	W2	A	W3	D	W4	A	W5	D	W6	A	B1	D	B2	D	W7	A	W8	A	W9	D	W10	A	W11	A							
Garden 1/2 depth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	1	2	1	4	1	2	1	2							
G/F French Windows (D1 - D10)	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE							
SUB-TOTAL G/F	3	3	5	5	8	18	8	9	7	16	10	10	10	24	8	20	5	6	6	7	8	20	10	12	7	8							
	1/F Windows																				2/F Windows												
Zone of overlooking	W1	A	W2	A	W3	D	W4	A	W5	D	W6	A	B1	D	B2	D	W7	A	W8	A	W9	D	W10	A	W11	A							
1/F Windows (W1 - W12)	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE	No. of Windows	SCORE							
Sub-total 1/F	3	3	5	6	10	20	9	9	8	16	12	12	12	24	10	20	5	5	6	6	10	20	12	12	9	9							
Mansard Windows M1 - M3																																	
Sub-total Mansard	0	0	1	1	3	6	2	2	1	2	3	2	2	3	1	2	0	0	0	0	3	6	3	3	3	3							
Total: 25 windows and French windows																																	
Total score	6	6	11	12	21	44	19	20	16	34	25	24	24	51	19	42	10	11	12	13	21	46	25	27	19	20							
Zone of overlooking score for individual windows					Significance of Impact																												
Score	View				Total Score		Impact																										
1	Angled view				1 - 10		Mild	Acceptable																									
2	Direct view				11 - 19			Acceptable																									
					20 - 29			Moderate																									
Score x 2	Double French windows				31 - 35			Significant																									
					36 - 40			Serious																									
					41 - 50+			Highly Intrusive																									



KEY:

APPLICATION SITE -
28 AVENUE ROAD

1 RADLETT PLACE

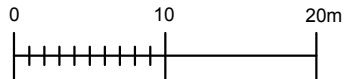


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Project ANALYSIS OF ZONE OF OVERLOOKING	
Client S HOWARD, RADLETT HOLDINGS LTD, 1 RADLETT PLACE, NW8 6BT	
Subject OBJECTIONS TO APPLICATION REF: 2021/1358/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU	
Drawing Title SITE LOCATION PLAN	
Planning Drawing Number FIG. 1	Revision
Scale 1:1250 @ A3	Date JUNE 2021



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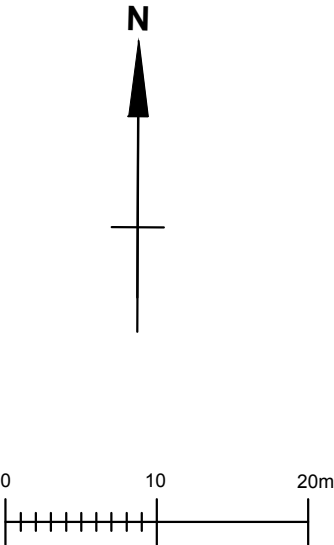
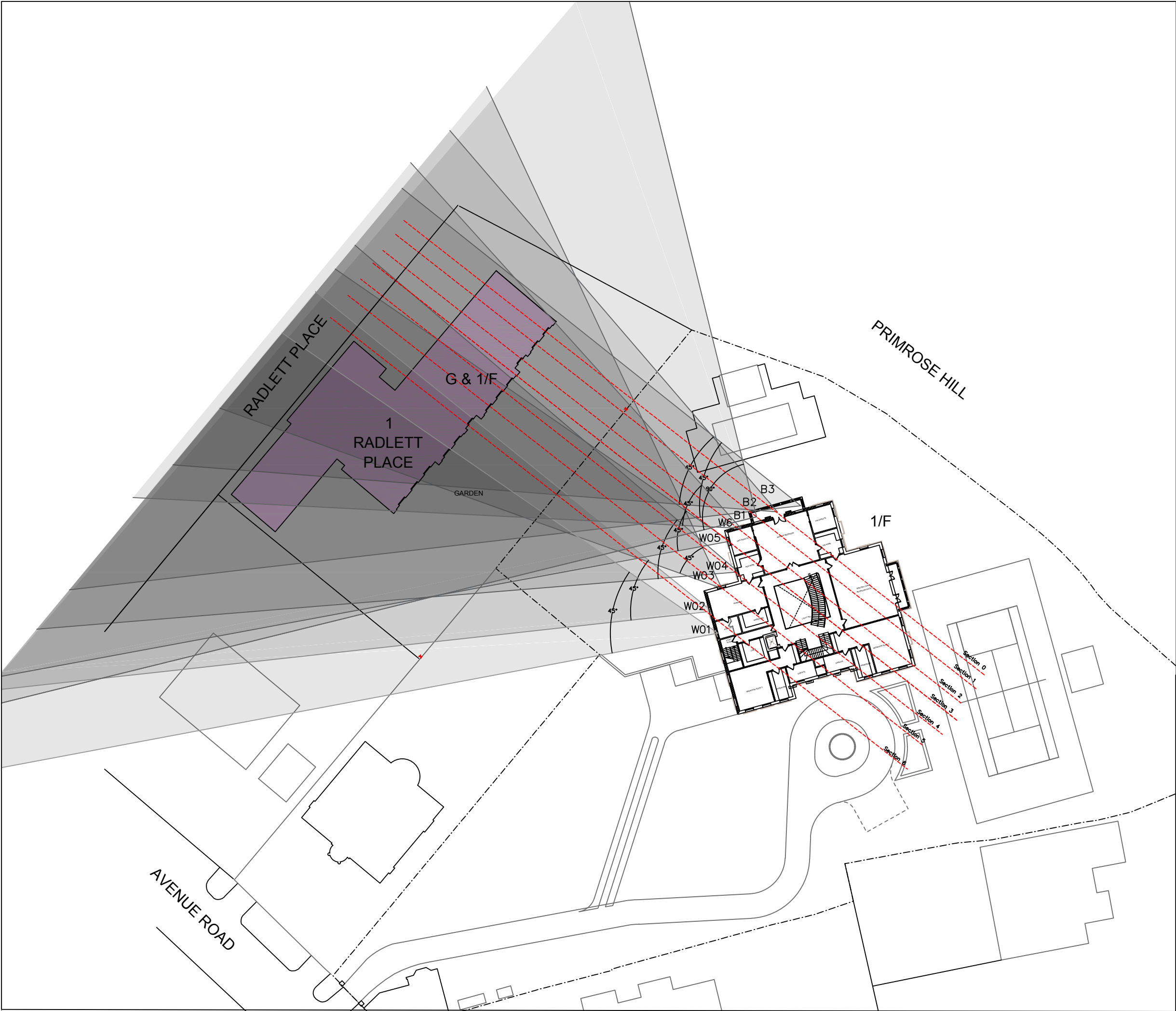


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Drawing Title EXTENT OF IMPACT FROM 1/F, 28 AVENUE ROAD ON 1 RADLETT PLACE G/F	
Planning Drawing Number FIG. 2	Revision
Scale 1:500 @ A3	Date JUNE 2021



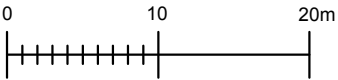
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Subject	
OBJECTIONS TO APPLICATION REF: 2021/1358/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU	
Drawing Title	
EXTENT OF IMPACT FROM 1/F, 28 AVENUE ROAD ON 1 RADLETT PLACE 1/F	
Planning Drawing Number	Revision
FIG. 3	
Scale	Date
1:500 @ A3	JUNE 2021

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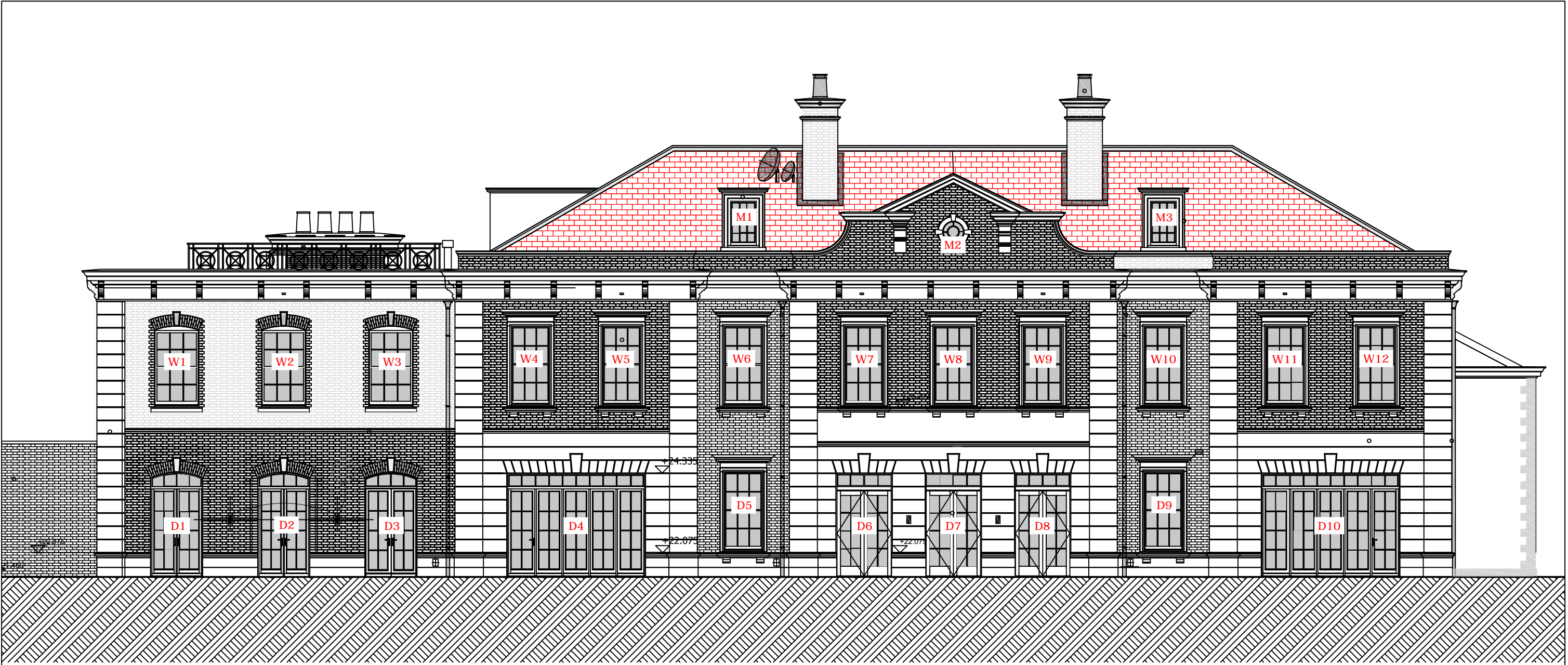


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Client S HOWARD, RADLETT HOLDINGS LTD, 1 RADLETT PLACE, NW8 6BT	
Subject OBJECTIONS TO APPLICATION REF: 2021/1358/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU	
Drawing Title EXTENT OF IMPACT FROM 2/F, 28 AVENUE ROAD ON 1 RADLETT PLACE 2/F	
Planning Drawing Number FIG. 4	Revision
Scale 1:500 @ A3	Date JUNE 2021

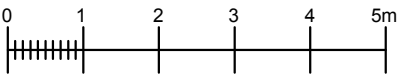


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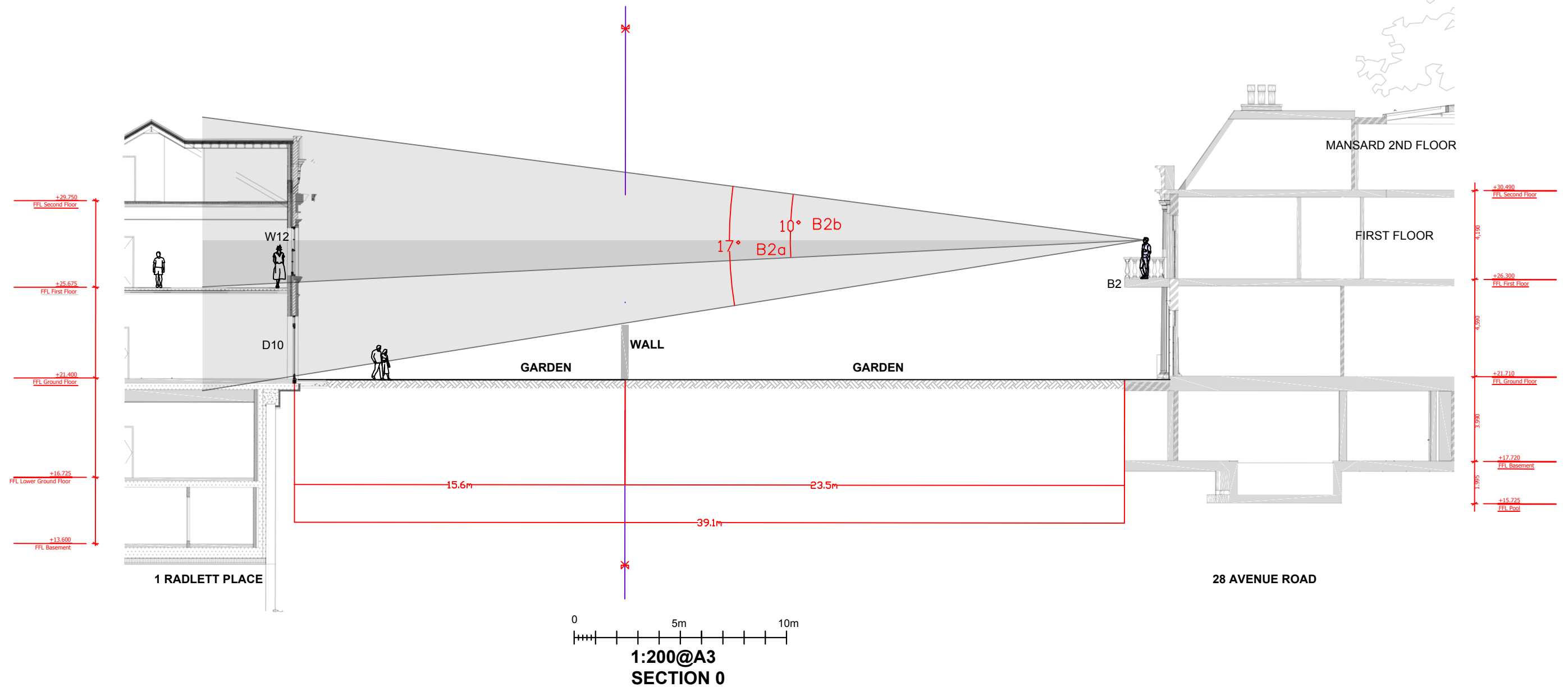
1 RADLETT PLACE
SOUTH EASTERN ELEVATION



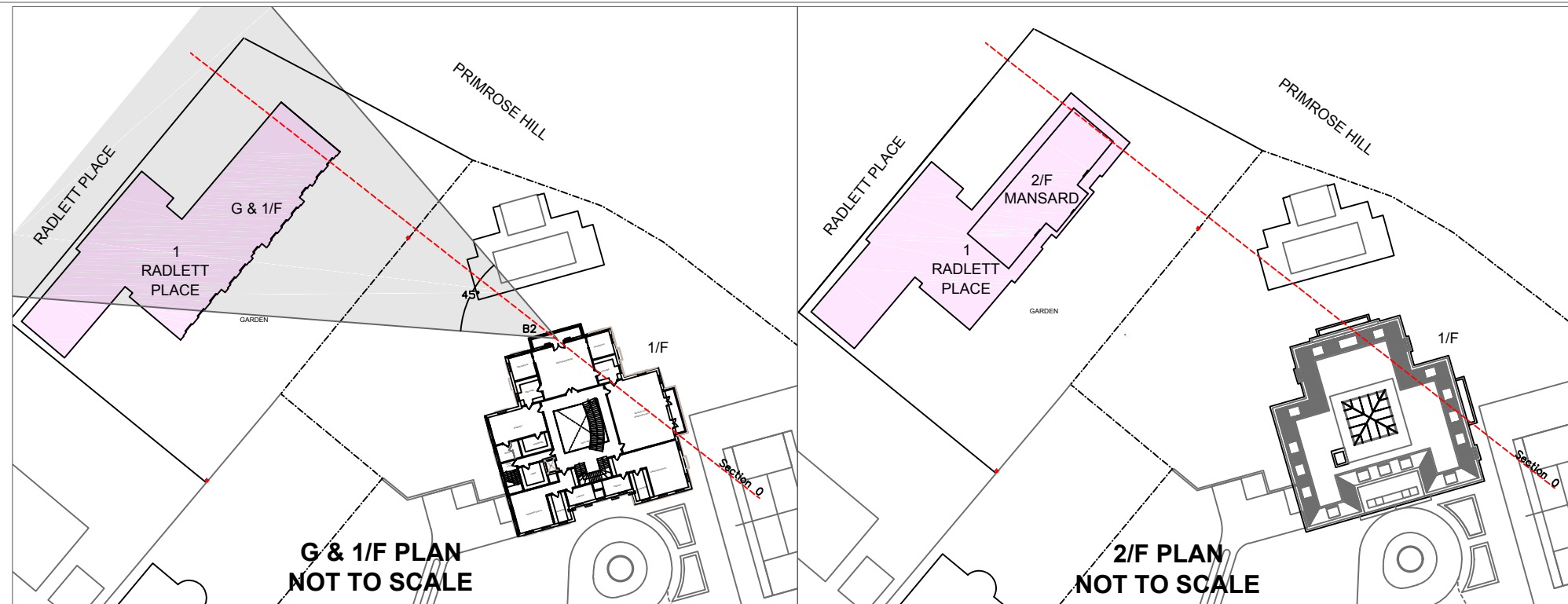
Project ANALYSIS OF ZONE OF OVERLOOKING	
Client S HOWARD, RADLETT HOLDINGS LTD, 1 RADLETT PLACE, NW8 6BT	
Subject OBJECTIONS TO APPLICATION REF: 2021/1358/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU	
Drawing Title 1 RADLETT PLACE - SOUTH EASTERN ELEVATION - WINDOW AND DOOR REFERENCE	
Planning Drawing Number FIG. 5	Revision
Scale 1:200 @ A3	Date JUNE 2021




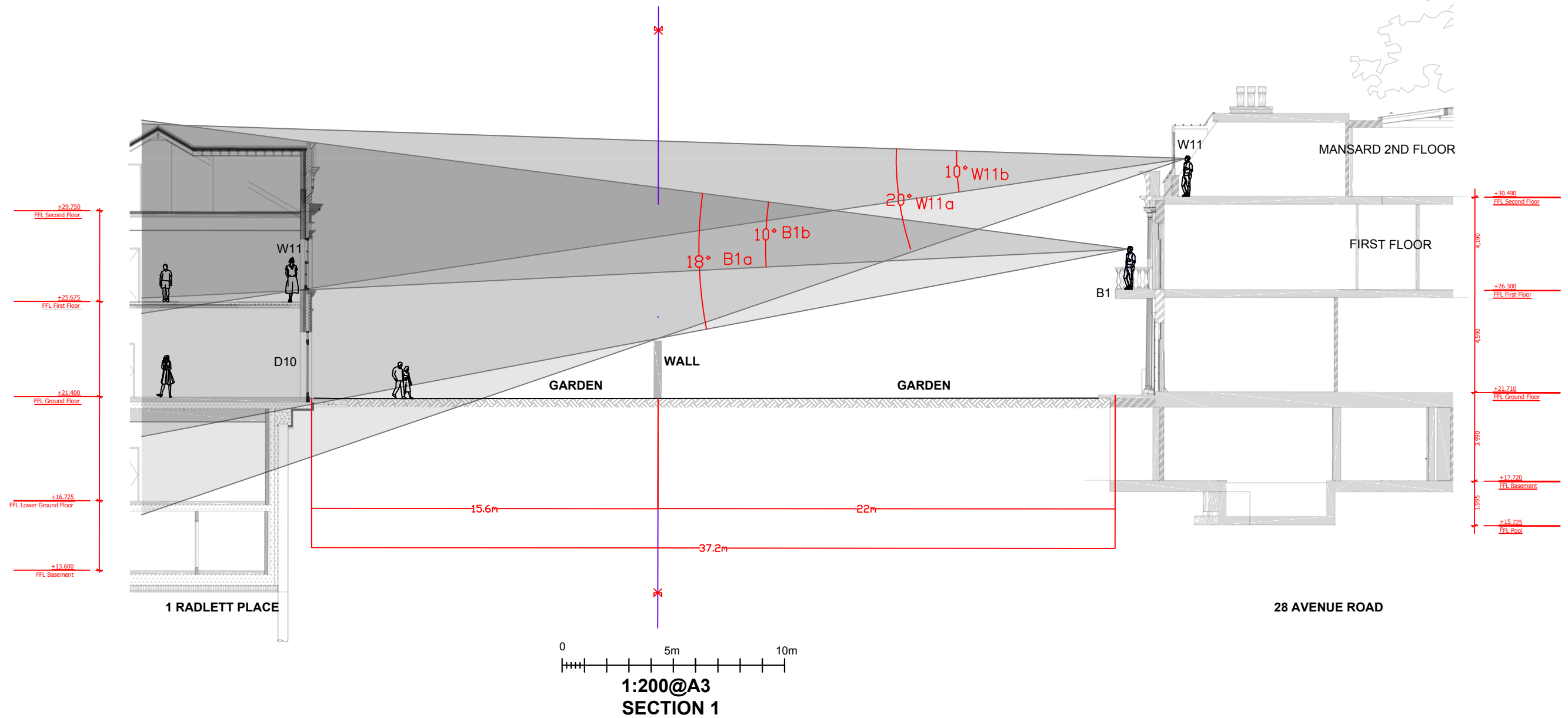
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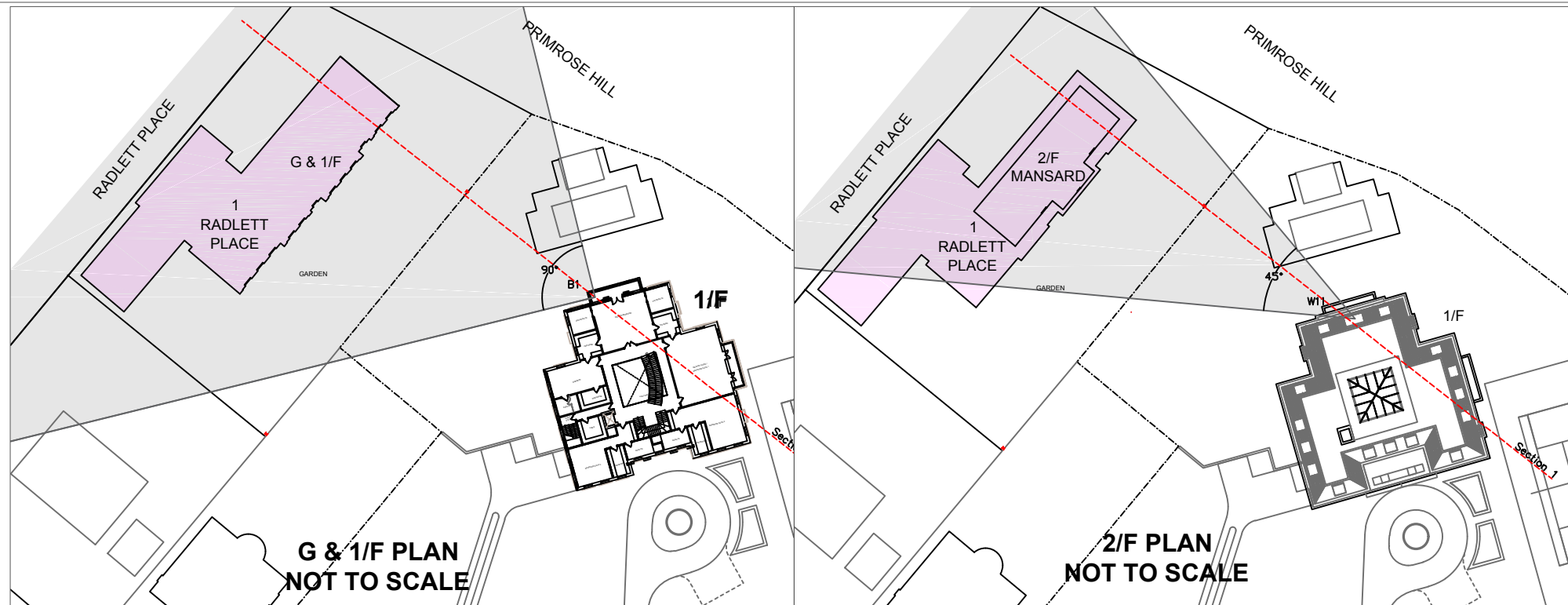
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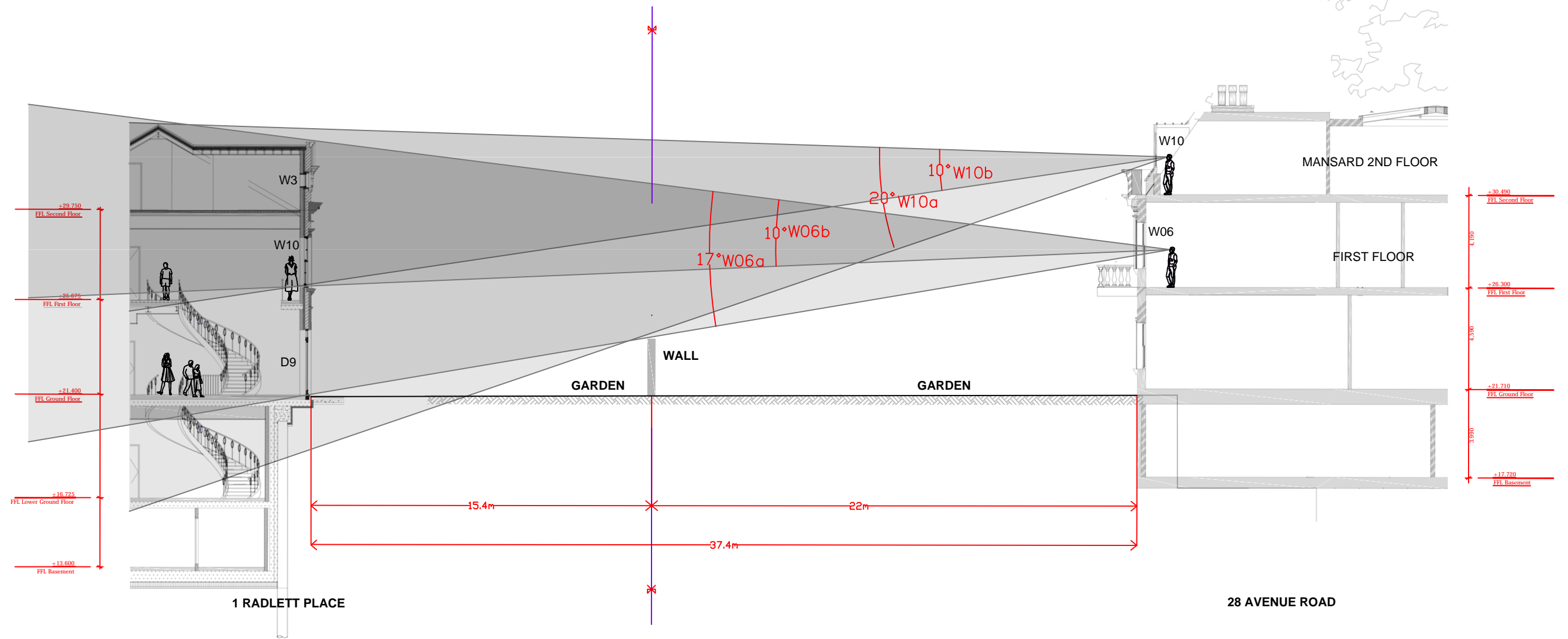
Project ANALYSIS OF ZONE OF OVERLOOKING	
Client S HOWARD, RADLETT HOLDINGS LTD, 1 RADLETT PLACE, NW8 6BT	
Subject OBJECTIONS TO APPLICATION REF: 2021/1358/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU	
Drawing Title SECTION 0 - B2	
Planning Drawing Number FIG. 6	Revision
Scale 1:200 @ A3	Date JUNE 2021
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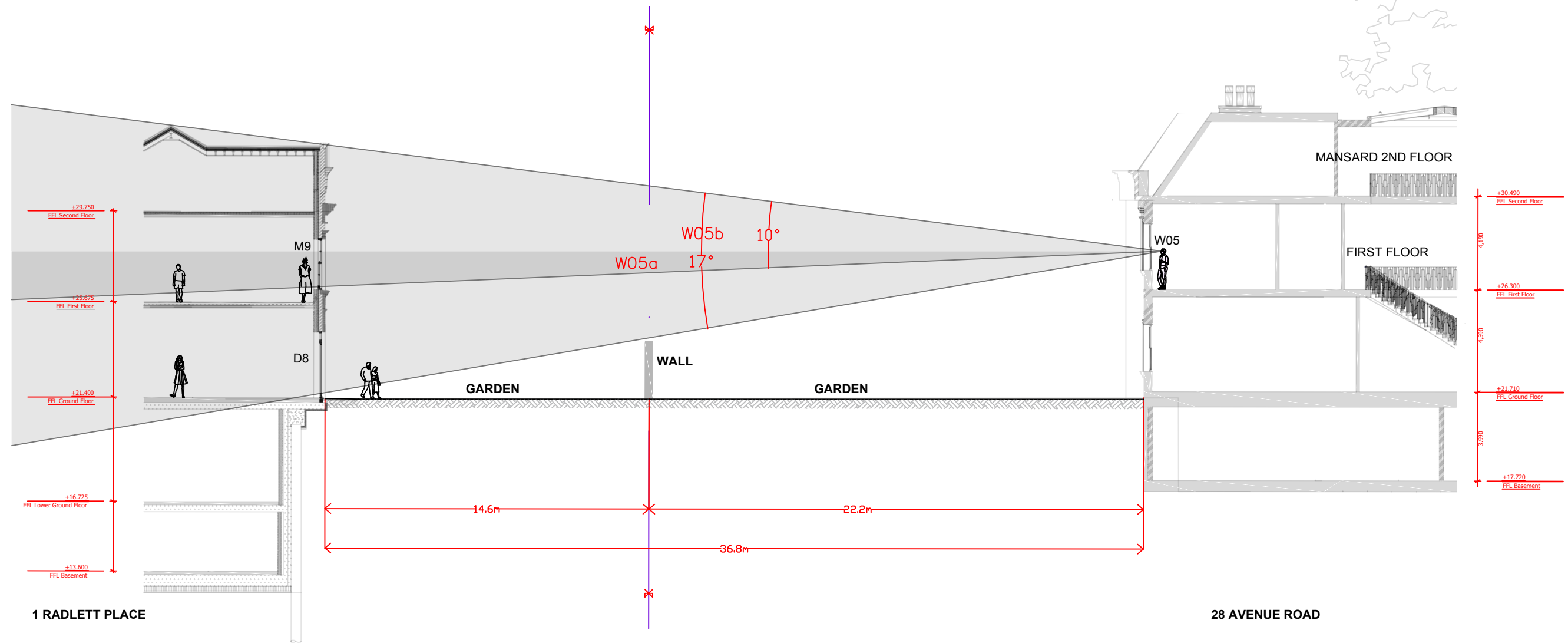
Project ANALYSIS OF ZONE OF OVERLOOKING	
Client S HOWARD, RADLETT HOLDINGS LTD, 1 RADLETT PLACE, NW8 6BT	
Subject OBJECTIONS TO APPLICATION REF: 2021/1358/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU	
Drawing Title SECTION 1 - W11 AND B1	
Planning Drawing Number FIG. 7	Revision
Scale 1:200 @ A3	Date JUNE 2021
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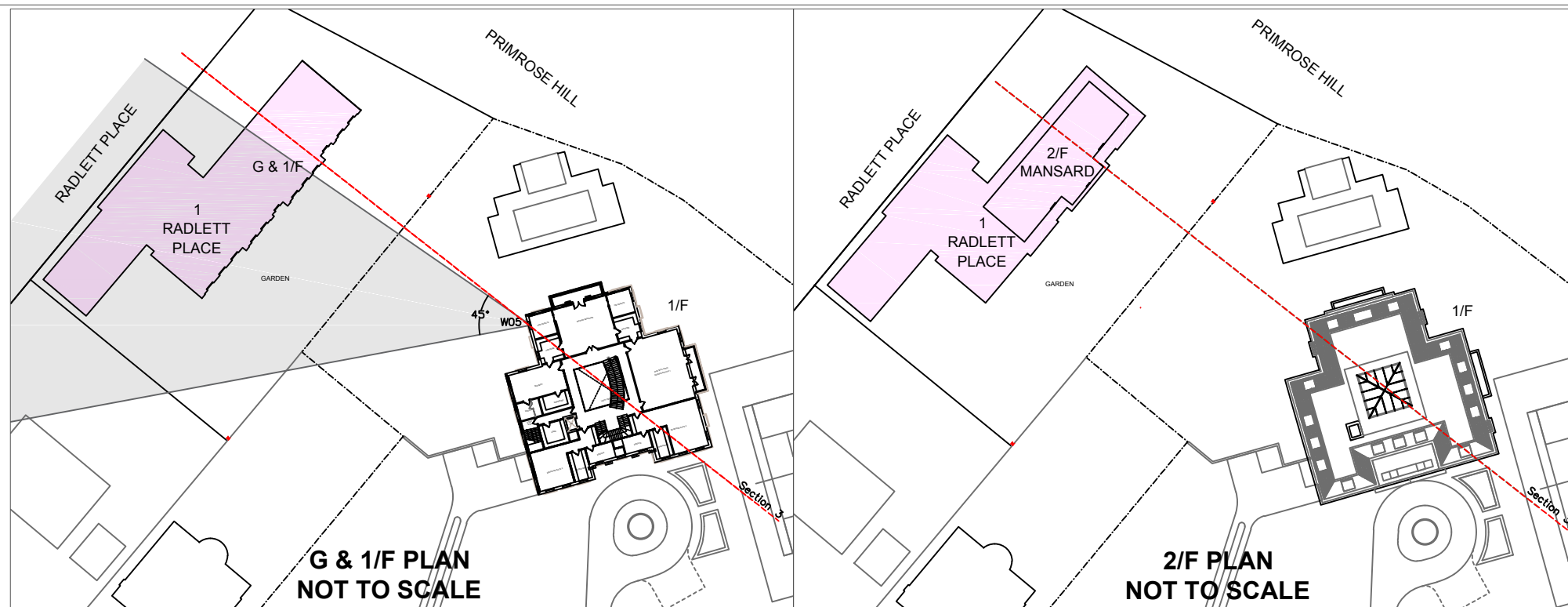



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Client S HOWARD, RADLETT HOLDINGS LTD, 1 RADLETT PLACE, NW8 6BT	
Subject OBJECTIONS TO APPLICATION REF: 2021/1358/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU	
Drawing Title SECTION 2 - W10 AND W06	
Planning Drawing Number FIG. 8	Revision
Scale 1:200 @ A3	Date JUNE 2021
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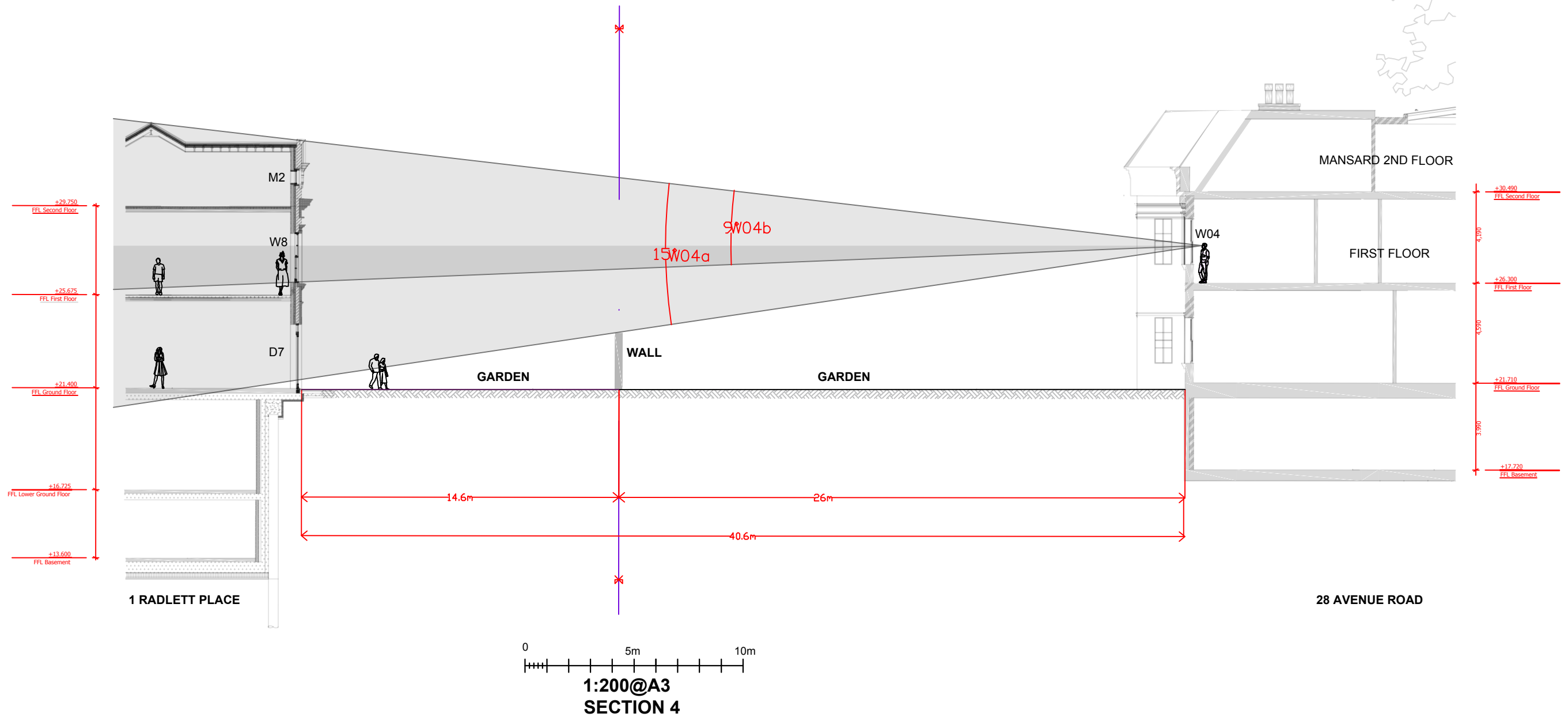


0 5m 10m
1:200@A3
SECTION 3

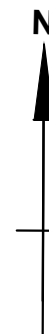
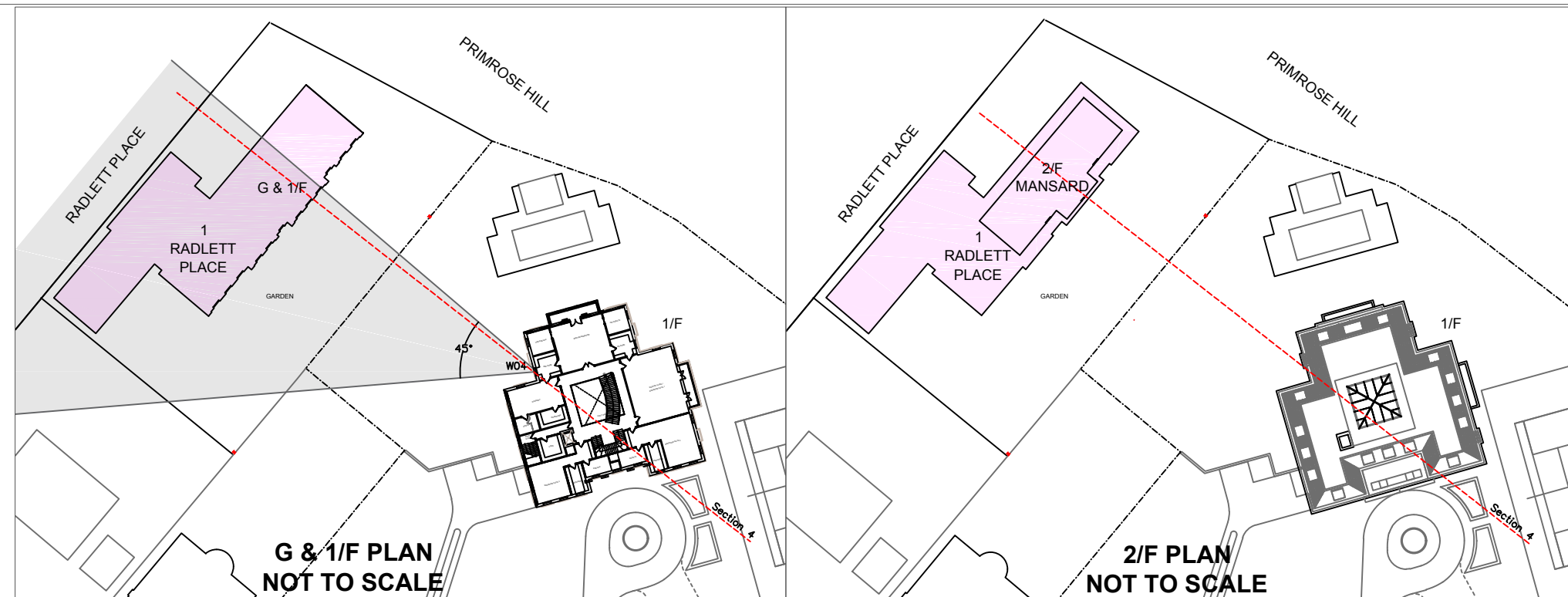
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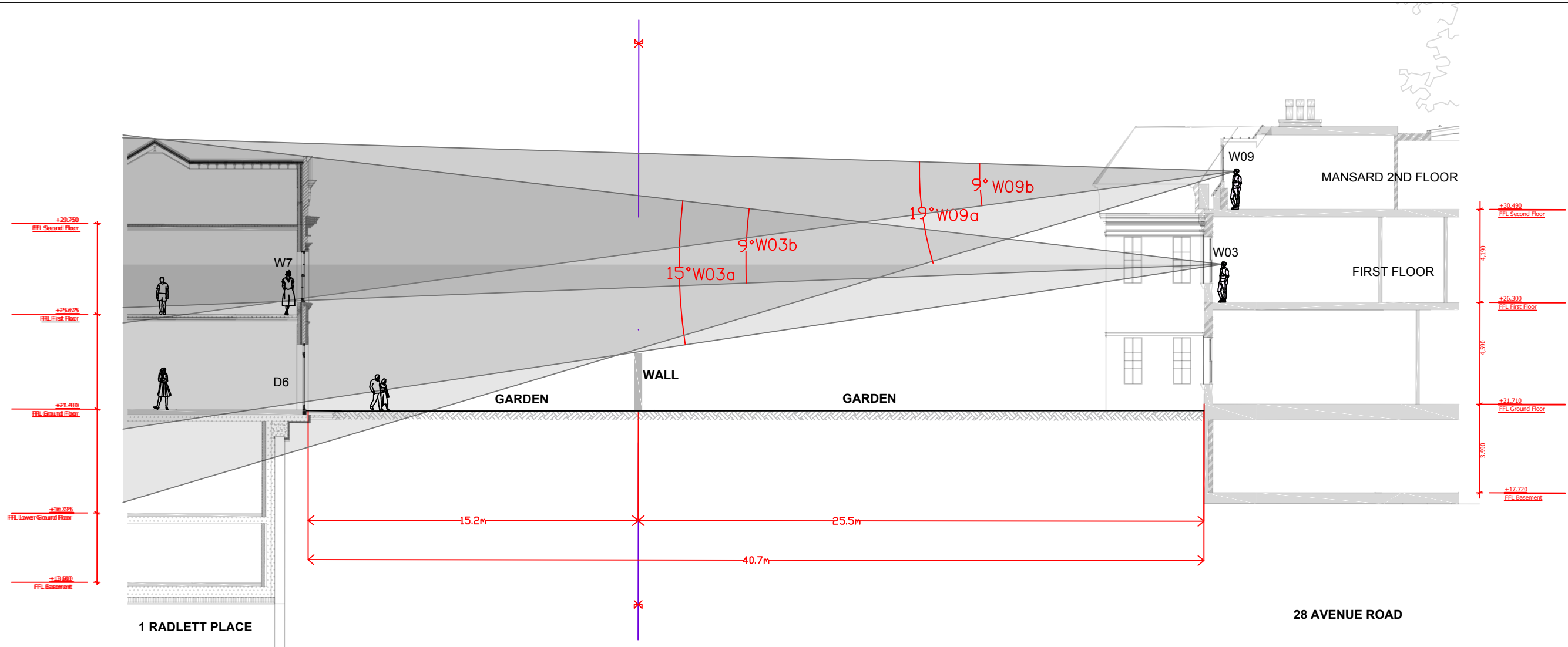
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Client S HOWARD, RADLETT HOLDINGS LTD, 1 RADLETT PLACE, NW8 6BT	
Subject OBJECTIONS TO APPLICATION REF: 2021/1358/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU	
Drawing Title SECTION 3 - W05	
Planning Drawing Number FIG. 9	Revision
Scale 1:200 @ A3	Date JUNE 2021
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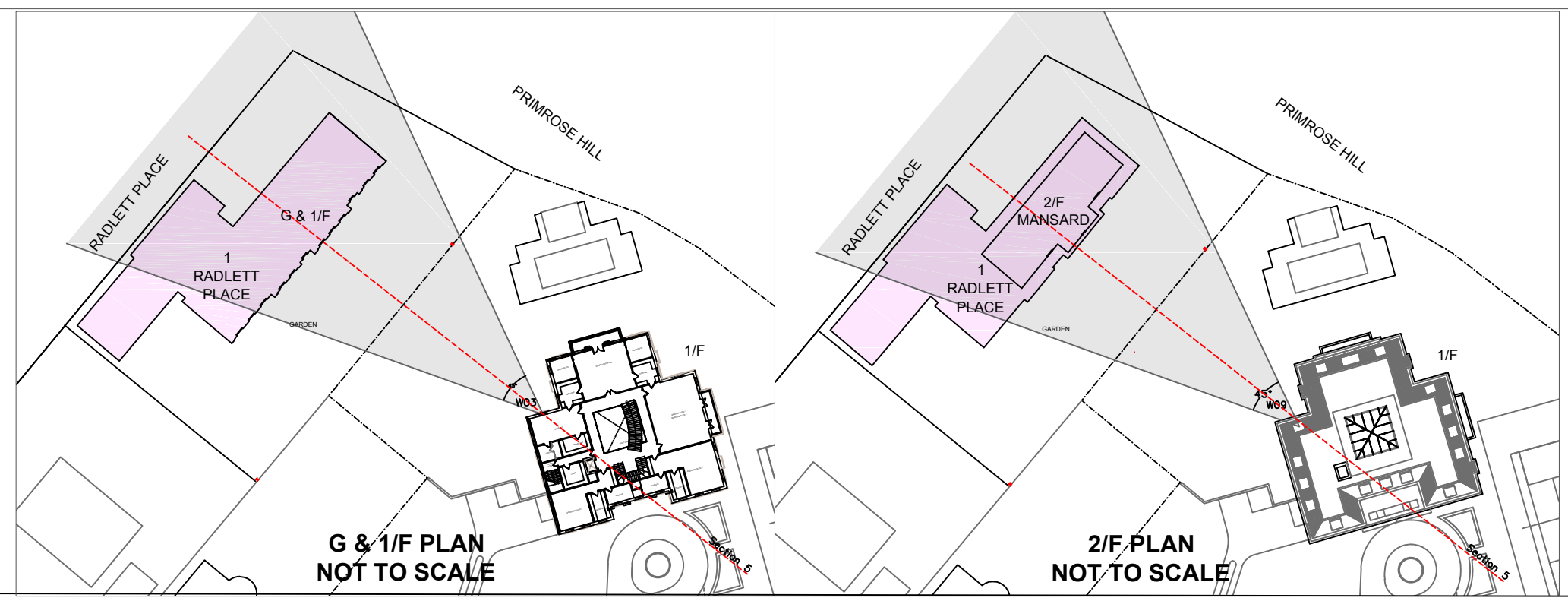



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Client S HOWARD, RADLETT HOLDINGS LTD, 1 RADLETT PLACE, NW8 6BT	
Subject OBJECTIONS TO APPLICATION REF: 2021/1358/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU	
Drawing Title SECTION 4 - W04	
Planning Drawing Number FIG. 10	Revision
Scale 1:200 @ A3	Date JUNE 2021
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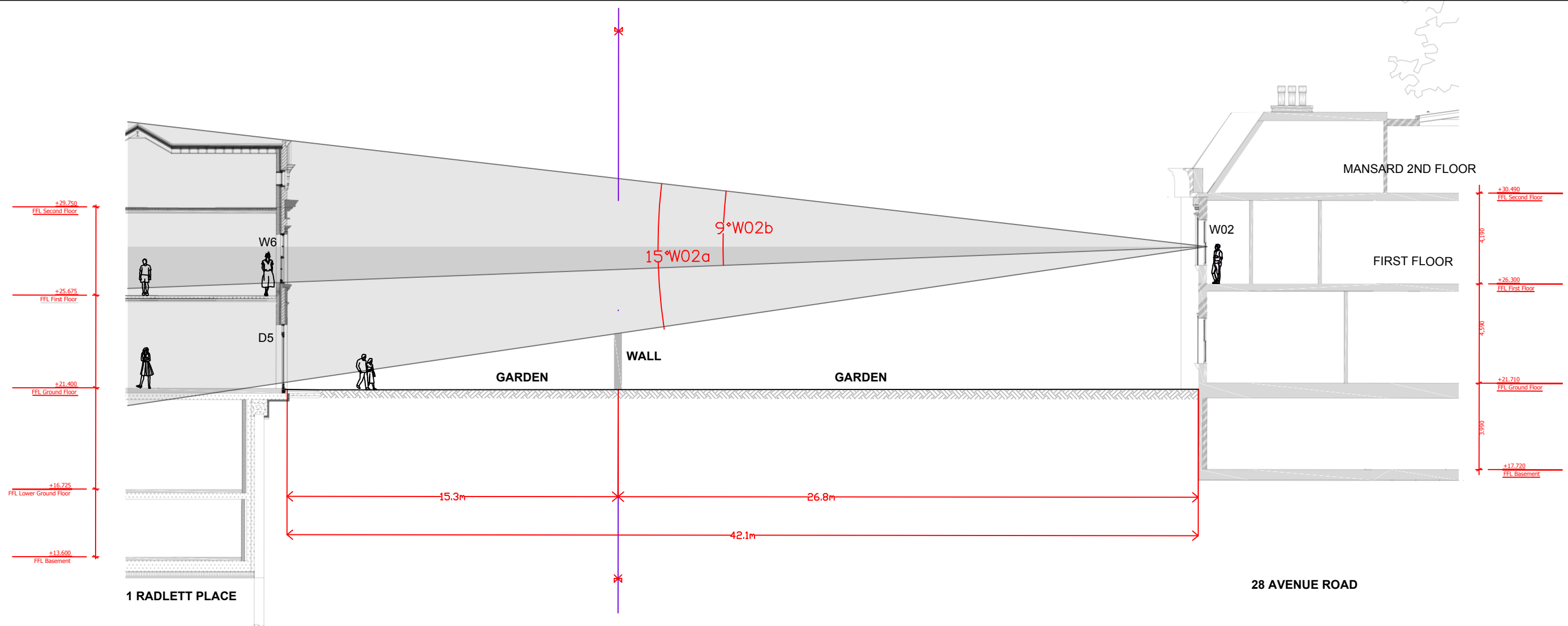


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SECTION 5

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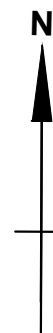
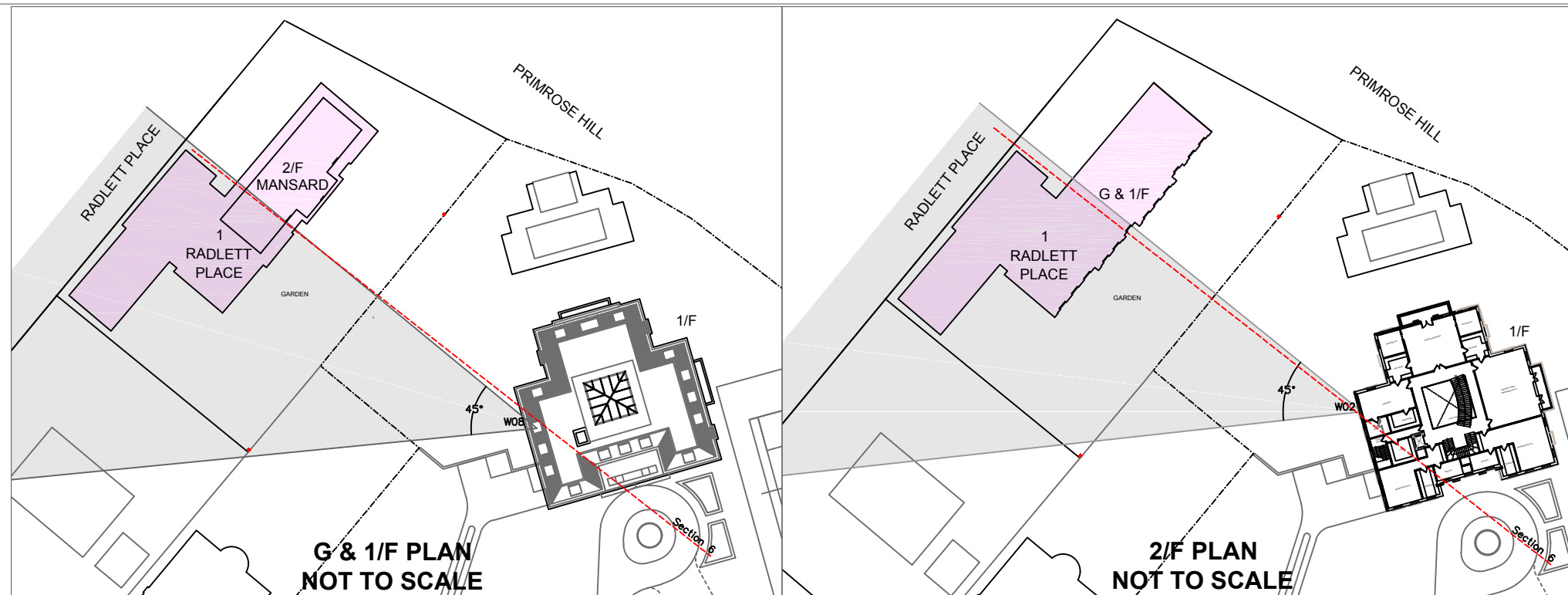



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Subject OBJECTIONS TO APPLICATION REF: 2021/1358/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU	
Drawing Title SECTION 5 - W09 AND W03	
Planning Drawing Number FIG. 11	Revision
Scale 1:200 @ A3	Date JUNE 2021
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0 5m 10m
1:200@A3
SECTION 6

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Subject OBJECTIONS TO APPLICATION REF: 2021/1358/P - PROPOSED DEVELOPMENT AT 28 AVENUE ROAD, LONDON NW8 6BU	
Drawing Title SECTION 6 - W02	
Planning Drawing Number FIG. 12	Revision
Scale 1:200 @ A3	Date JUNE 2021
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