
From: Riwa Chrysostomou [REDACTED]
Sent: 08 May 2021 13:51
To: Matthew Dempsey; Planning
Cc: Elias Chrysostomou
Subject: Objection to proposed roof terrace at 1 Gladys Road (2021/0971/P)

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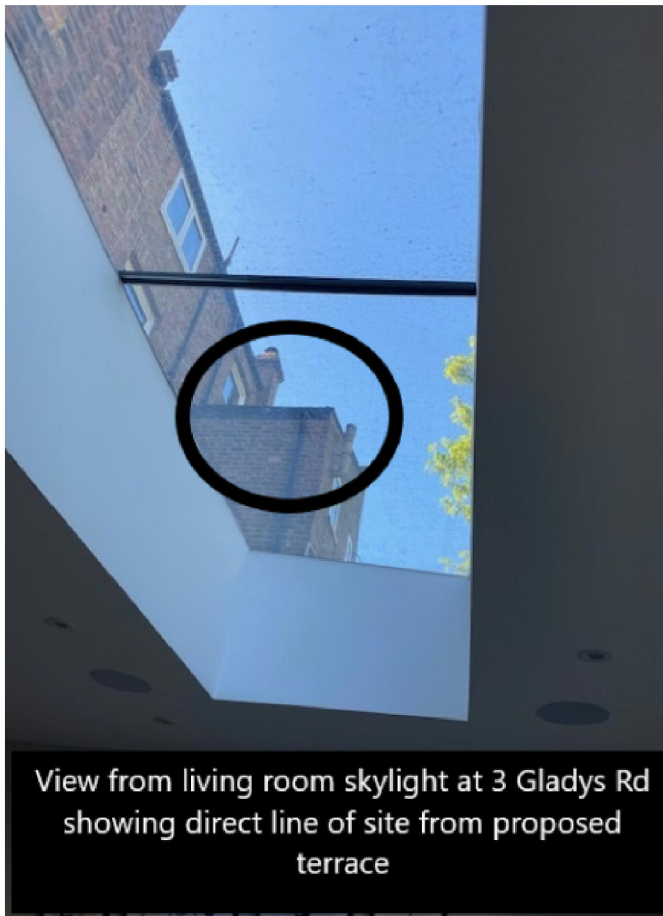
My family and I live at 3 Gladys Road and would like to register our significant objection to the above application for the following reasons:

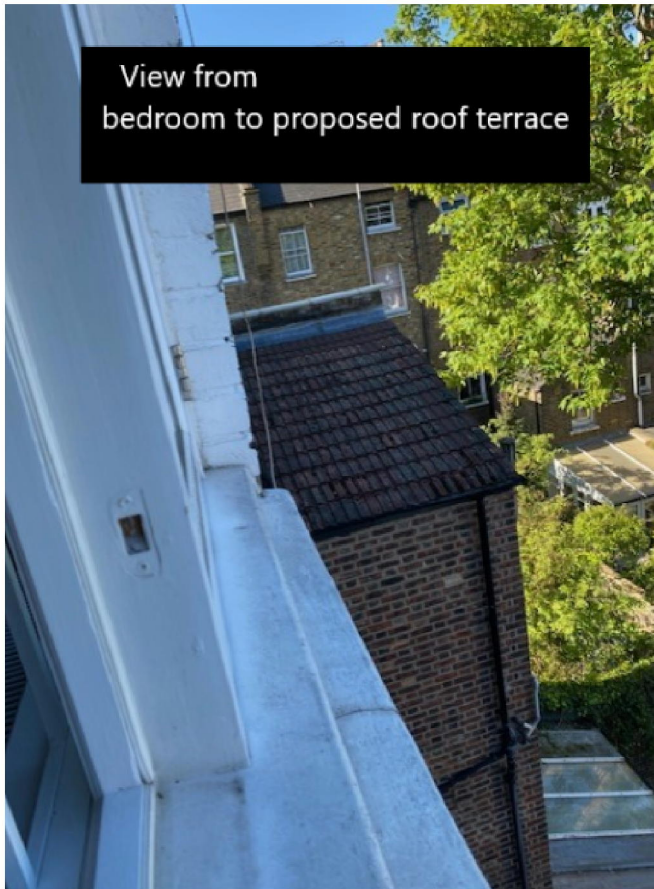
1. Our property (whole house) is immediately adjacent to the application site. The applicant has submitted an Overlooking Plan which sets out the neighbouring windows that will be visible from the proposed terrace. The plan and photos do not show that windows identified as 1, 2a and 2b are in-fact bedroom windows [REDACTED]. The photographs submitted in the Overlooking Plan referring to windows 1,2a and 2b are also misleading as they are clearly taken from the window of the applicants property and not from the further most point of the roof where the proposed terrace would have direct line of site into said bedrooms. These photos are therefore a misrepresentation of the direct line of sight into our [REDACTED] bedrooms, which are less than 5m and 7.5m away. In the Camden adopted document Planning Guidance Design CPG1 at paragraph 5.25 it states that roof level terraces should not result in overlooking of habitable rooms of adjacent properties; and the proposal clearly fails this requirement. Furthermore, the Overlooking Plan fails to account for the direct view into our living room from the proposed terrace through our skylight, which has been omitted from the submitted document and would result in further intrusion and loss of privacy (additional photos will be submitted via email).
2. The proposed terrace would be a clear infringement on our children's privacy and security given the direct line of site into said bedrooms. We'd need to keep curtains almost permanently drawn to protect our children - a clear breach of the minimum standards as set out in the Building Research Establishment Guidelines (BRE) and in particular their publication 'Site Layout Planning For Daylight and Sunlight – A guide to good practice (2011 edition)'. Which makes specific reference to habitable rooms such as living rooms, kitchens and bedrooms and their expectations for light.
3. We also strongly object on the basis of potential for noise and disturbance. Clearly there are no time restrictions on the use of the proposed terrace. Therefore, evening and night time use would have a significant potential for noise disturbance [REDACTED] whose bedrooms are just bedrooms 5m & 7m from the proposed terrace. This is of high concern to us given a prior history of disturbance from the applicants tenants in the past.

Given the above, clear and unequivocal objections, in particular stressing the protection of [REDACTED] privacy and the potential for noise disturbance given the very close proximity to their bedrooms, we urge you to refuse the application.

Yours sincerely,

Elias & Riwa Chrysostomou







View from
bedroom



View from
bedroom window



View from 3 Gladys Rd garden showing close proximity of proposed roof terrace to bedrooms and direct overlooking into our garden