

## **RMRA**

Railey Mews Residential Association  
Railey mews, Leverton Street,  
Fortress grove, Fortress road.

25 August 2021

Dear Ms Fogarty,

FORMAL OBJECTION To Planning Application Ref: 2021/3405/P At Workshop Rear Of 38-52 Fortress Road, Fortress Grove, London Nw5 2pa

We write on behalf of our members including 1 & 2 Railey Mews and 45-49 Leverton street.

We hereby formally object to the proposed application (ref: 2021/3405/P) at Workshop Rear Of 38-52 Fortress Road, Fortress Grove London NW5 2HB. We note that the applicant is seeking

"Part discharge of Condition 4 and fully discharge condition 17 of Planning Permission Ref: 2017/6788/P dated 18/05/2020."

It should be noted RMRA submitted representations on behalf of our members to planning officer Gideon Whittenham noting concern the proposed east facing three full length windows at rear second floor level, depicted on plan 1014-PL-B-E-10 REV PL3, should be constructed using only obscured glazing and permanently fixed shut to ensure residents privacy and amenity.

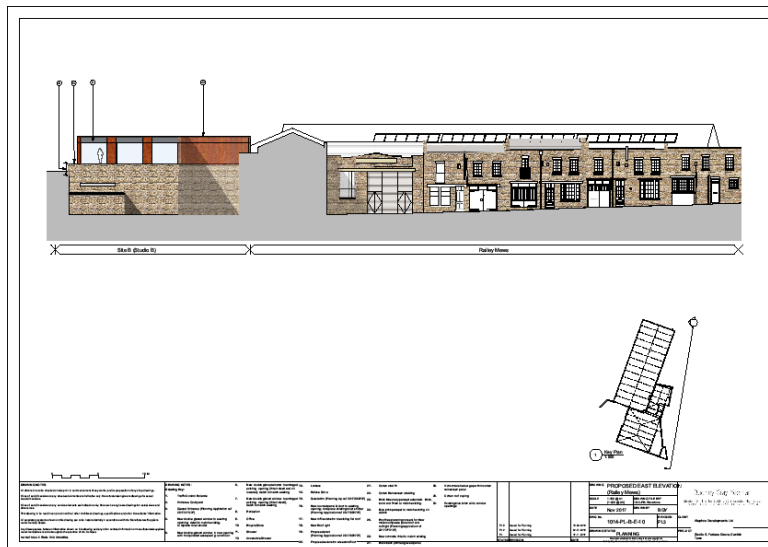
Following representations from residents and support from our local Councillor Jenny Hedlam-Wells, application 2017/6788 was granted subject to condition 21

*"The three windows hereby permitted at rear second floor level, depicted on plan 1014-PL-B-E-10 REV PL3, shall be constructed using only obscured glazing, fixed shut and shall be so retained.*

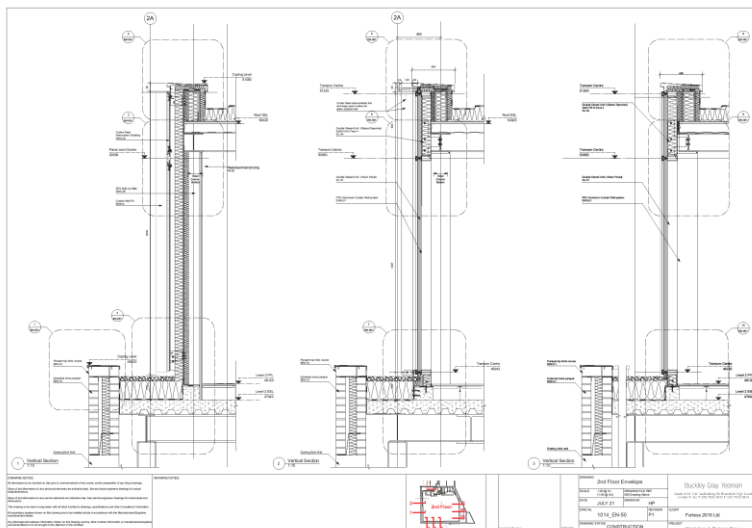
*Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017."*

Application ref 2021/3405/P is seeking to overturn 2017/6788/P Condition 21 by the use of clear vision glass panels in place of obscured glazing panels.

2021/3405/P Second floor envelope, 1014-EN-50 GL-01 (Key 3) East elevation vertical section 3  
"Double glass panel - Vision glass"



2017-6788-P Proposed east elevation, 1014-PL-B-E-10 REV PL3



2021/3405/P 1014\_EN-50- 2nd Floor Envelope

2017/6788/P condition 21 would not have been required by the Council if it was not necessary to protect residents amenity and privacy. There is no genuine reason for this position to now change. The Condition was set by the Councillors at the Planning Committee meeting.

For these reasons, this application should be amended or refused.

### 2021/3405/P Railey Mews Window Replacement Glazing.

The replacement glazing specification for Railey mews east elevation window is provided for in the preceding application 2017/6027/P. Proposed General arrangement first floor plan.1014-PL-C-01 Drawing key (K)

"Existing Window to be refurbished. Glazing to be replaced with obscured glass"





1) View of site and no.1 Railey Mews



2) View of site showing nos. 1 & 2 Railey Mews



3) Long view of site down Railey Mews, The Pineapple (Grade II Listed pub) in foreground

The site: 2017/6027/P Member briefing pack:

*1. View of site and No 1 Railey mews:*

The site elevation existing window to be refurbished was glazed obscure and should be maintained as such for heritage and conservation reasons.

*2. View of site showing 1 & 2 Railey mews:*

The site window to be refurbished is immediately adjacent to 1 Railey mews ground floor bedroom windows 1 and 2. Clear Vision panel would permit overlooking, loss of privacy and amenity to the ground floor windows.

For reason (A) and reason (B), this application should be amended or refused.

### **Obscure Glazing.**

Residents have voiced concerns regarding the use of removable film to obscure windows conditioned obscure by the council - Studio A. The concern is the ease in which the film can be removed voiding the council's planning privacy conditions. Both presently and in the future.

2017/6788/P conditions the three full length windows shall be **constructed** using only obscured glazing. We would be grateful if the applicant is made aware that the use of Vision glazing panels with removable obscure film fails to comply with the councils Condition 21. The window glazing should be constructed using only obscured glass.

We respectfully request the east elevation Railey mews window glazing is also constructed using only obscured glazing not vision glass with removable obscured film.

Yours sincerely

Mr William Bone

Chair RMRA - Railey Mews Residential Association

