

25th August 2021

Delivered by email

Ms Enya Fogarty
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Ms Fogarty,

**Submission of representations and formal objection to planning application
ref: 2021/3405/P at workshop rear of 38-52 Fortess road, Fortess grove,
London NW5 2PA**

I am the owner of 1 Railey Mews, London NW5 2PA abutting the eastern boundary of the application site.

I hereby formally object to the proposed planning application (ref: 2021/3405/P) at Workshop Rear of 38-52 Fortess Road, Fortess Grove, London NW5 2HB

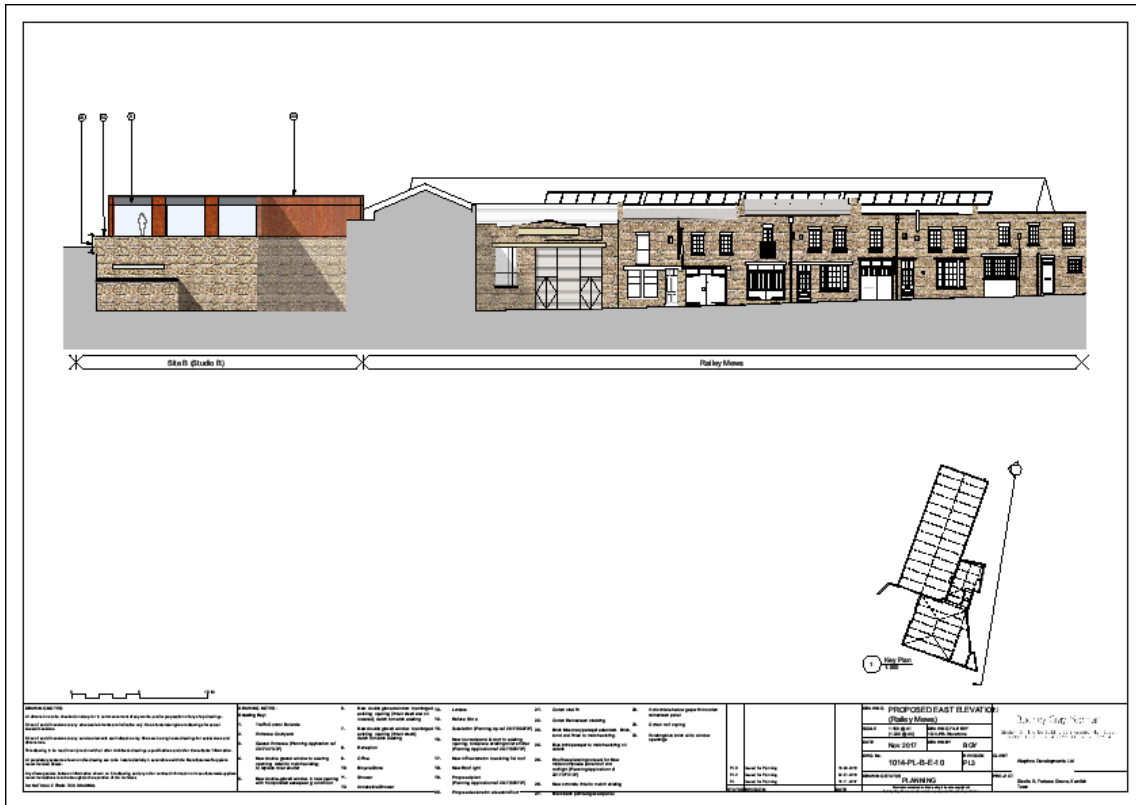
"Part discharge of Condition 4 and fully discharge condition 17 of Planning Permission Ref: 2017/6788/P dated 18/05/2020."

Background

Application ref : 2017/6788/P granted 28th January 2019 is subject to a number of conditions that directly concern 2021/3405/P. Condition 21 provided as follows:

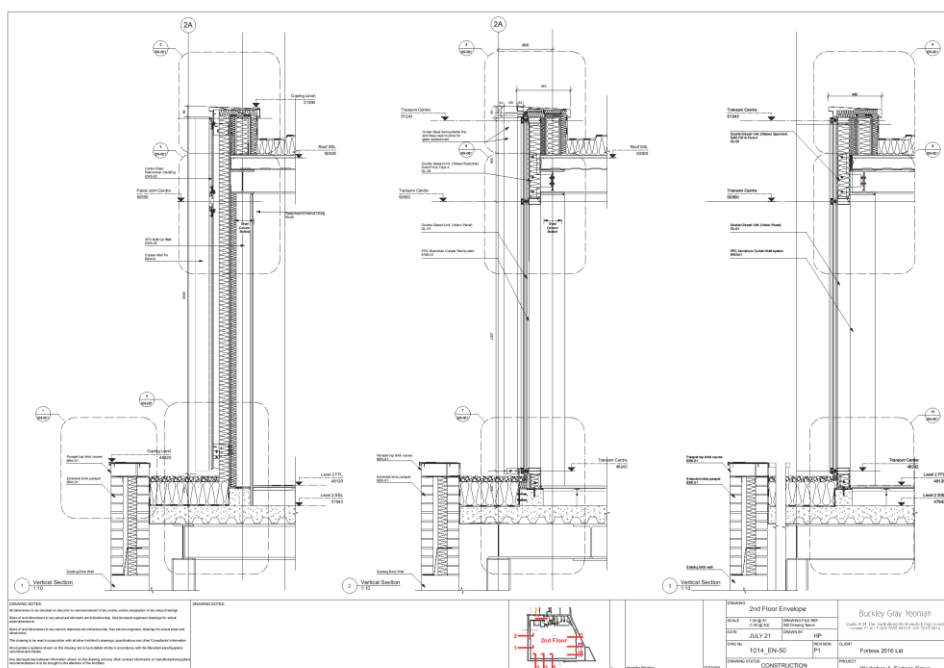
"The three windows hereby permitted at rear second floor level, depicted on plan 1014-PL-B-E-10 REV PL3, shall be constructed using only obscured glazing, fixed shut and shall be so retained.

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."



2017/6788/P Proposed east elevation, 1014-PL-B-E-10 REV PL3
(three full length windows)

2021/3405/P drawing (Second floor envelope, 1014-EN-50 GL-01, Key 3, Vertical section 3) notes the second floor East facing full length windows double glazed is *Clear Vision Glass*.



2021/3405/P Second floor envelope, 1014-EN-50 GL-01

2017/6788/P Condition 21 specifically conditions;

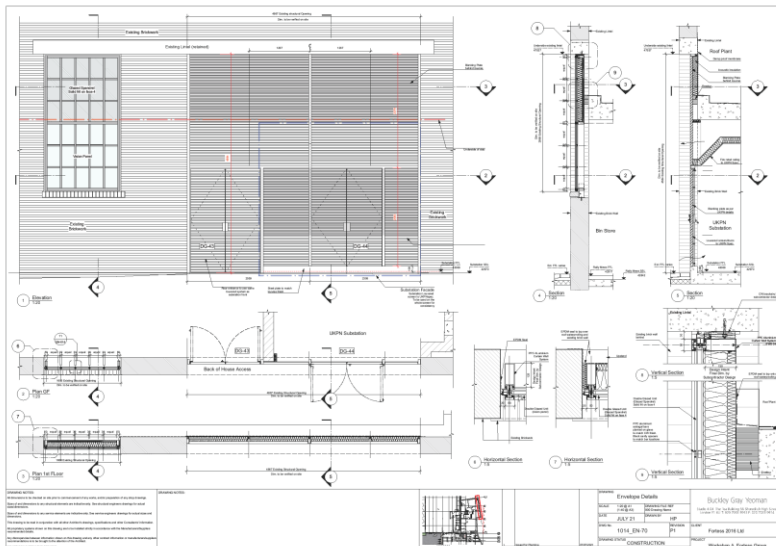
"The three windows shall be constructed using only OBSCURED glazing, fixed shut and shall be so retained"

By the use of clear vision glazing 2021/3405/P seeks to overturn 2017/6788/P Condition 21.

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 Type.

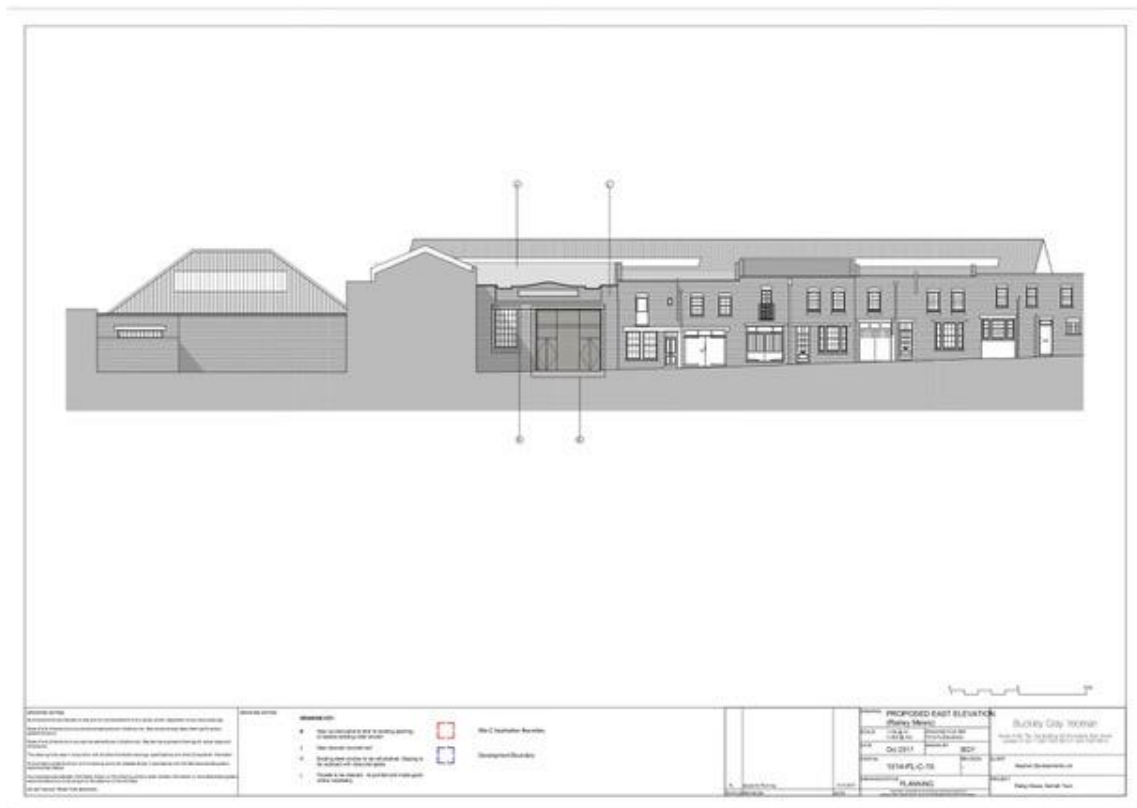


2021/3405/P Envelope Details 1014_EN-70. Key (C) Drawing (4) Existing window.

Background:

2017/6788/P Proposed east elevation, 1014-PL-B-E-10 REV PL3 does not provide specification for the replacement type of glazing to be used for the Railey Mews east elevation existing window. 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"



2017/6027/P - Proposed General arrangement first floor plan.1014-PL-C-01 Drawing key (K)

(A) 2021/3405/P Envelope Details 1014_EN-70. Key (C) Drawing (4) Existing window. Railey mews east elevation window glazing specification notes:

("window top section) *glazed Spankrel solid Friton face 4* "(window lower section)
"Vision glass"

The application is effectively seeking to overturn 2017/6027/P - Proposed General arrangement first floor plan.1014-PL-C-01 Drawing key (K) Railey mews east elevation replacement window glazing specification. *"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

2017/6027/P Member briefing pack: THE SITE.

RESIDENTS AMENITY:

(B) 1. View of site and No 1 Railey mews:

The site elevation existing window to be refurbished is obscured glass 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 glass 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.

Glazing Construction Specification:

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 with removable obscure film does not comply with 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.

The objections referred to above are part of a number of proposed changes to which I and others have already objected – please see objections to planning application ref: 2021/3009/P.

I trust that the concerns raised within this objection will be fully considered by the Council in advance of a determination on the application. Should you have any queries regarding this objection, please do not hesitate to contact me at (Tel: 07774 415519).

I would be happy to meet with you on site to highlight my concerns and discuss these matters further should you wish to do so.

Yours sincerely,

Michael Pia
1 Railey mews
London NW52PA

Appendix:

2017/6788/P Decision Notice

2017/6788/P Proposed east elevation, 1014-PL-B-E-10 REV 3

2021/3405/P Second-floor envelope 1014-EN-50 GL-01

2021/3405/P Envelope Details 1014_EN-70. Key (C) Drawing (4) Existing window.

2017/6027/P Member briefing pack

2017/6027/P - Proposed General arrangement first floor plan.1014-PL-C-01Drawing key (K)