

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3482/P	Michel Foex	14/09/2021 14:03:23	OBJ	<p>This application, along with its simultaneous twin 2021/4055/L should be refused for the following reasons:</p> <ol style="list-style-type: none">1) Non-compliance with Camden Planning Guidance (CPG) January 2021, section 2.2 page 4 on Amenity. This advises the extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The proposals would create windows that fundamentally change the amount and level of overlooking to adjacent properties and private external space in an precedent manner.2) CPG 1 Design, July 2015, section 4.13, page 33 which advises that extensions that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. The proposals are far greater in extent than any previous alterations to this rear elevation with no mitigation.3) Jefferys Street Conservation Area Statement (2003), UDP Policy EN31 JS19, page 24:- Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height. <p>The visibility of the proposed extension whilst on Prowse Place ensures it does affect the character of the building, indeed of the entire terrace. Furthermore its scale and height ensures it is more dominant than the original facade of the Grade 2 listed terrace, contrary to the Conservation Area Statement's desires.</p> <p>I hope that these are rejected for being non-compliant with Camden Planning Guidance.</p>
