

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/4544/P	Peter J Scott	27/10/2021 15:31:29	OBJ	Hi. I live at 19 on raised ground level. The latest changes to the plan appear to block light onto my terrace and rear windows and create a balcony and windows which will overlook my terrace and rear lounge which are currently private.

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2021/4544/P	w d rothenberg	28/10/2021 16:48:41	INT	<p>Amendment 1- first floor balcony</p> <p>The proposed amendments introduce significant privacy and loss of amenity issues with regard to 19 Maresfield Gardens. The applicants have proposed a 1.8m screen on the southern elevation as they are attempting to mitigate the impact on the next door property. However, the reality is that a person standing on that proposed new balcony, looking to the west, will look directly into 19 Maresfield's garden from a high vantage point. This will feel very intrusive, causing significant harm to general amenity and is not acceptable.</p> <p>The example the applicant references to support their application at 12-14 Maresfield Gardens differs in two important respects from the situation at 21 Maresfield Gardens:</p> <ul style="list-style-type: none"> • 12-14 Maresfield is an upper ground floor terrace, not first floor. The height of the terrace above ground level at 12-14 Maresfield is c.4m, compared with the height above ground of the proposed terrace of c.7.5 so that the proposed new balcony is effectively a floor higher than that at 12-14 Maresfield .; and • 12-14 Maresfield's terrace is approximately 7m distant from their neighbour's boundary, compared with a distance to the boundary with no 19 Maresfield Gardens of c.1.7m. <p>The extent of overlooking and impact on the neighbour's amenity is therefore substantially less at 12-14 Maresfield Gardens</p> <p>The comparison with 12-14 Maresfield Gardens provides very limited support for the applicant's proposal.</p> <p>Amendment 3- increased height of extension</p> <p>" Increase in height of rear extension by 160mm compared to the approved scheme. This is necessary to tie in with the existing building fenestration on the west elevation at first floor level"</p> <p>The reason given by the applicant for the increased height of the extension is both misleading and incorrect. The current approved scheme is roughly aligned with existing first floor fenestration whereas the proposed scheme, increasing the rear extension height, results in a misalignment with existing fenestration. The proposed amendment results in the extension working less harmoniously with the existing elevation-</p>

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The increased height also has the knock on effect of raising the level of the proposed first floor terrace, accentuating overlooking and loss of privacy issues. The increased height also increases the general visual impact of the extension on 19 Maresfield Gardens, resulting in further negative impact on amenity.

Conclusion

It is appreciated that Camden introduced the new Housing CPG earlier this year to ensure that new dwellings have access to external amenity space and we are supportive of this. Therefore we propose the following amendments which should help to alleviate the proposal's adverse impact on 19 Maresfield Gardens:

- Set back the terrace railings at least 1.5m from the inside edge of the parapet, whilst maintaining the 1.8m privacy screen along the full length of the extension (the space in between could be used to introduce a small area of planting/ green roof). This will significantly reduce the overlooking/ loss of privacy to 19 Maresfield's garden whilst maintaining adequate outside space for the first floor flat.

 - At the same time reduce the height of the two storey extension, rather than increasing it. This will reduce the massing of the extension and bring the level of the proposed 2nd floor terrace down so reducing the overall impact on 19 Maresfield Gardens.
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