

**From:** [REDACTED]  
**Sent:** 13 February 2022 18:35  
**To:** Planning Planning; Jaspreet Chana  
**Cc:** [REDACTED]  
**Subject:** Planning Application No. 2021/5551/P – No. 29 Great James Street  
**Attachments:** 29 Great James Street Planning Application (Additional Comments from 28).pdf

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**For the Urgent Attention of Jaspreet Chana**

**Planning Application No. 2021/5551/P – No. 29 Great James Street**

I refer to the above Planning Application and to our previous objections set out in our letter dated 9 February (sent jointly from us and our neighbours at 27 and 30 Great James Street).

Please find attached supplemental comments from us at 28 Great James Street with supporting photos.

Kind regards,

Dean Naumowicz and Heath Atkins

[REDACTED]

[REDACTED]

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To: Camden Council Planning ([planning@camden.gov.uk](mailto:planning@camden.gov.uk))

From: Dean Naumowicz and Heath Atkins - [REDACTED]

**Neighbours' Objections to No. 29 Great James Street - Planning Application No: 2021/5551/P**

Date: 13 February 2022

**Erection of Two Storey Rear Addition to No. 29 Great James Street to accommodate a roof terrace, glass extension (the "Glass Extension") and access stairs**

**Introduction**

We refer to the our letter dated 08 February which we sent together with the other owners of neighbouring and adjacent properties to No. 29 Great James Street (the "**Application Site**"), the owners of which have submitted a planning application (Application No. 2021/5551/P) to Camden Council to carry out extensive refurbishment and alteration to the Application Site. Our properties are those most affected by this Planning Application.

In addition to our letter dated 08 February, we are sending these supplemental comments as our property is particularly affected by this Planning Application. This additional letter should be read together with our letter dated 08 February and supplements paragraphs 8, 10, 11 and 13 of that letter.

8. ***Glass Extension and rear addition terrace overlooks adjoining and adjacent properties:*** the proposed Glass Extension would be about 5 to 10 metres from the first floor living rooms and bathrooms of the adjoining and adjacent family houses and would give the residents of the Application Site sitting in their "study" or using the terrace completely unrestricted direct views into the adjoining and adjacent properties to the detriment of the privacy of the residents of those properties. It would also significantly directly overlook the gardens of adjacent properties to the detriment of the privacy and quality of life of the residents and users of those gardens.

[REDACTED], the rear addition terrace would be no more than 1.5 m from the bathroom window in the [REDACTED] and would enable occupiers and visitors standing on the roof terrace to look directly into that bathroom. Given that we were restricted to placing bathrooms in the rear closet wing, and recognising that the bathrooms are used both by adults but also by our young children, this [REDACTED]

10. **Construction of boundary walls to rear addition:** We note that Drawing A101D states in note 13 that the party wall between the Application Site and No. 28 will be replaced with a “new rendered masonry wall”. We have not agreed to the existing (and most likely original Georgian) wall to be replaced and note that the existing fabric of these houses should not be torn down unless required.

11. **Removal of existing trellis between Application Site and No. 30 and replacement with “hit and miss” fence:** Drawing A051D states that the “Existing trellis replaced, subject to negotiation”. The Planning Application proposes that this existing trellis be replaced with a “hit and miss” timber trellis which is a fully filled-in form of trellis allowing no light or air through it. We would strongly object to the installation of such a style of trellis either between the Application Site and No. [REDACTED]. We note that there is no such fence at present [REDACTED] and the addition of any such fence will have a detrimental impact on the existing and original level garden at [REDACTED].

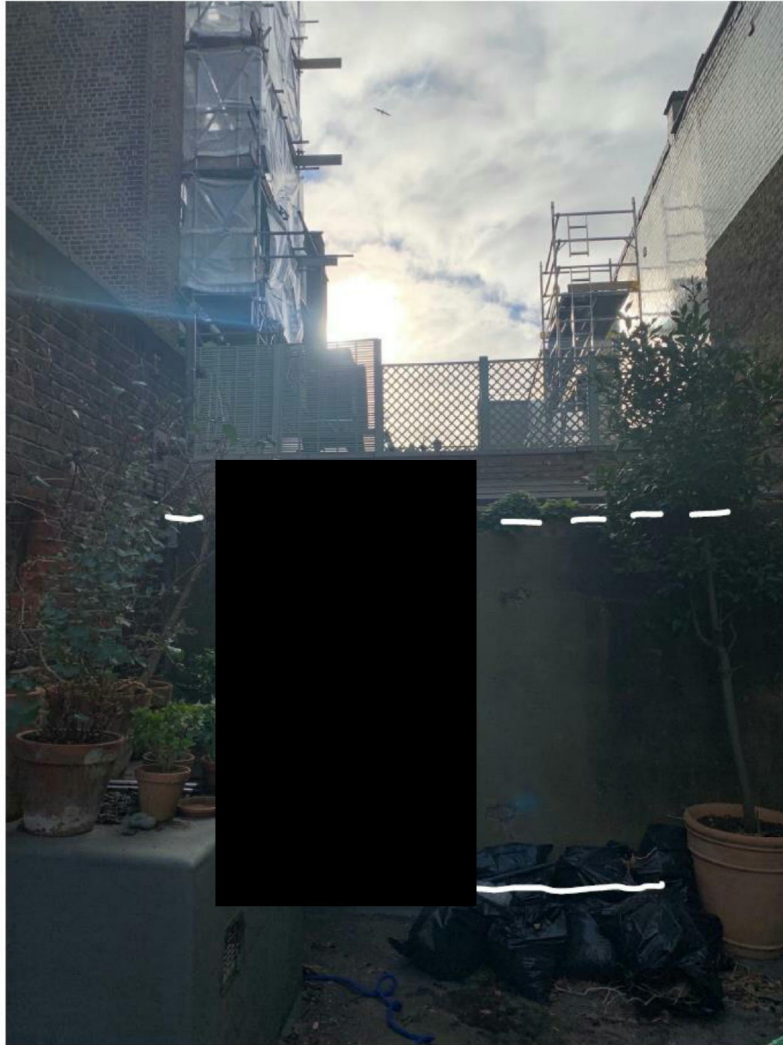
In particular, [REDACTED] refuge for our young family in a busy city. The rear part of the garden is bordered at the rear by a large three storey brick wall. The only part of the garden that enjoys an uninterrupted view of the sun is above the boundary wall with the Application Site. The sun travels on an east to west axis across the opening above the boundary wall with the Application Site providing much needed light and warmth to our small garden. The proposed rear addition and Glass Extension would completely destroy our current amenity. Not only would precious sun and warmth be lost but the imposing bulk would join with the rear boundary to practically seal our garden in a masonry dominated enclosure. This would destroy our outlook and quality of life. We object to the proposed rear addition and Glass Extension on grounds of loss of privacy as use of the proposed roof terrace at the height set out in the Planning Application would directly impact normal use of the only part of our garden that our children can enjoy in the sun.

The proposed height of the stepped masonry construction extends to 3.5 meters at the boundary. In addition, it is proposed to surmount this with a trellis on top. Whether in a closed or open form the trellis would not protect our family amenity from the dominating use of the terrace 10 feet overhead. An open trellis would allow social activity on the terrace to overlook our family activity in an imposing way. A closed weave or plant covered trellis will add to the impenetrable screen of the sun.

The applicants have provided a daylight assessment. We have not had time to engage a consultant to properly analyse the conclusions but common sense informs that our garden would be materially affected by the loss of light. As evidence of this, we provide in the Annexes attached to this letter a photograph of the existing open connection to the sky in ANNEX I and a description of how the proposals will form an overpowering enclosure on the only part of our garden that enjoys a little respite from the already towering structures around in ANNEX II.

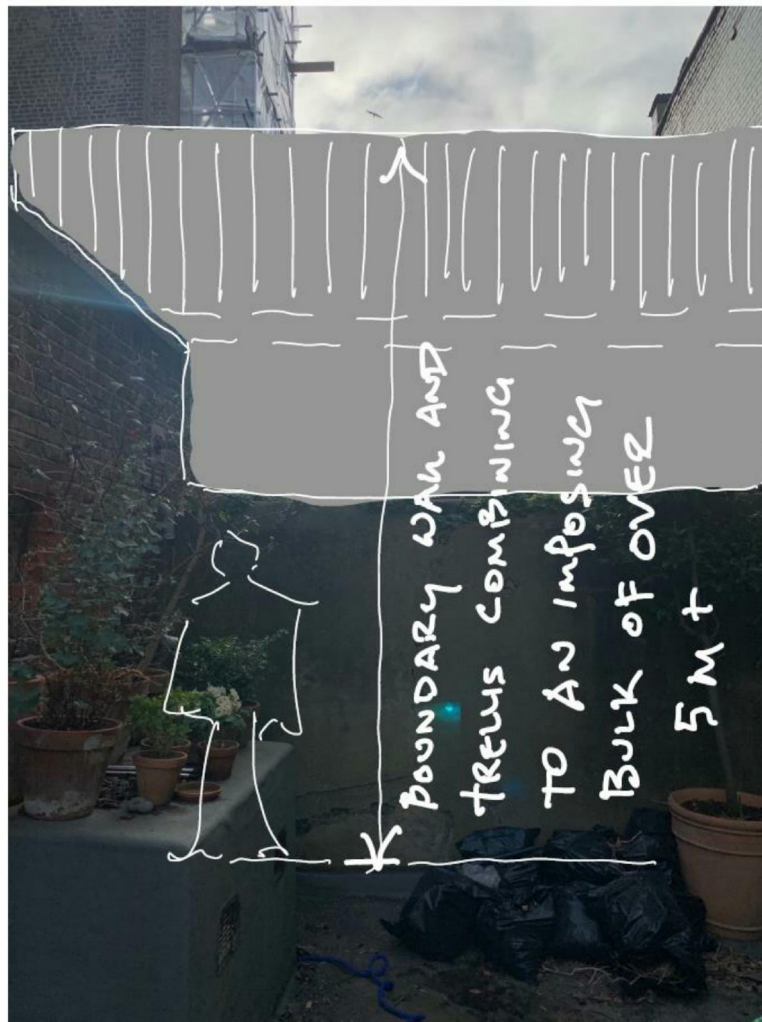
13. ***Replacement of existing window in rear of first floor closet wing with door to roof terrace and replacement of all other existing rear closet wing windows:*** The Planning Application proposes that the existing window to the rear of the closet wing on the first floor be replaced with a door, thus enabling easy access from the proposed bar in the closet wing to the roof terrace. As set out in our letter dated 08 February, this is a highly questionable alteration to the Application Site which the Council should not permit. In addition, the Planning Application proposes that the other existing “two over two” paned windows to the rear of the closet wing be replaced with “six over six” paned windows. This will ruin the symmetry of the adjacent closet wings between No. 29 and No. 28.

ANNEX I



Existing Garden view of Boundary Wall

## ANNEX II



### Proposed Garden view of Boundary Wall

