

DAC BEACHCROFT

Our Ref: LEV171-1264727
Your Ref: 2021/5349/P
13 May 2022

Planning Solutions Team
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
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By e-mail only

For the Attention of Obote Hope

Dear Obote

Proposal for 22 Tanza Road, London NW3 2UB (the "Application Site")
Planning reference: 2021/5349/P (the "Application")

We act for Mr Adam Leventis and his family, the owners of 54 Parliament Hill NW3 2TL, which sits adjacent to the Application Site. We wrote to you by way of letter dated 23 December 2021 objecting to the Application on behalf of our client.

Our client has received the updated plans, which removed the first-floor side extension above the garage. Whilst our client is pleased to see the removal of the first-floor side extension, concerns remain about the extension to the side of the property onto the boundary of 54 Parliament Hill and at the rear of the property on the first floor.

As discussed in our previous objection letter, the Planning Authority is required to pay special attention to preserving or enhancing the character and appearance of South Hill Park Conservation Area. The rear extension will have a detrimental impact on the Conservation Area for those that live on Parliament Hill and overlook the back of the properties on Tanza Road which the proposed development would significantly harm.

On the boundary of 54 Parliament Road and 22 Tanza Road is a low brick wall. This low brick wall extends the length of the boundary and the Development proposes to increase its height as part of a side extension on the ground floor. These works will significantly impact on views into and within the Conservation Area and views from Parliament Hill, impact the light enjoyed by the shrubs and small trees that are located close to the boundary of 54 Parliament Hill. We have previously supplied photos which show the nature of existing, explained how this area is enjoyed by our client, and provided an extract from the Conservation Area Statement which stipulates how extensions should be treated. We reiterate that the side extension would have a detrimental impact on views, visual amenity, adjacent vegetation, and the traditional feel of the streetscape and gardenscape within the Conservation Area.

Our clients remains concerned with the impact of these extensions on their amenity. The proposed new rear balcony on the Application Site will cause significant overlooking into the rear garden of 54 Parliament Hill. Our client remains concerned with the impact of the extensions on both the flora and

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DEVELOPMENT IN TANZA ROAD 12.5.22

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fauna at the rear of no. 54, and the privacy enjoyed by the family. We note that no daylight or sunlight has been submitted. The applicants have not considered the impact of loss of light on our clients' adjacent property and in particular their garden.

In summary, our client's objection to the proposed development remains. It is promising that the first-floor side extension above the garage has been removed, however further amendments are required in order to comply with planning policy and make the impacts acceptable. The first-floor rear extension and ground floor extension to the boundary of 54 Parliament Hill, with the increase in the height of the wall, must also be removed.

Yours sincerely



Charlotte Coyle
Associate
for DAC Beachcroft LLP