



**NORTON
TAYLOR
NUNN
LTD**

Unit 14B Deben Mill Business Centre
Old Maltings Approach
Melton, Woodbridge
Suffolk IP12 1BL

Wednesday 18th May 2022

Camden Council
Lella Muthoora – Planning Officer
Sent Via Email

Dear Ms Muthoora,

Application Reference: 2022/1339/P – 12 Sumatra Road, London, NW6 1PU

Norton Taylor Nunn has been instructed by the owners of No.10 Sumatra Road to assist in putting forward their objection in regard to the proposal as referenced above.

There are a number of concerns to be highlighted in regard to the submitted application, which are detailed below;

Drawings;

There appears to be a discrepancy within the drawings, between the proposed roof plan and the floor plan. When viewing these it is unclear as to whether they marry up and if indeed what is proposed can fit within the area.

Given that there is a concern regarding the drawings the application proposal should be reassessed to ensure its full planning compliance and indeed that what is proposed can be built out.

Light and Openness;

It is noted that each application has to be assessed on its own merits. However, the impact of the proposed loft conversion in combination with the proposed wrap around rear extension, (2022/1338/P pending consideration), will have a considerable impact upon the light and openness of the neighbouring property. The main rooms which will experience the most impact are the dining, living room and a study, all of which are principal well used rooms.

By their very nature Victorian terraces are in close proximity to one another and whilst it is noted that this provides for a level of overshadowing this does not warrant for an increase.

Design, Mass and Scale;

The proposal offers a substantial roof extension which in itself increases the host building by a considerable amount. That aside, there are a number of design concerns which need to be addressed. This includes the proposed Juliet window at the rear mirroring the French window

on the ground floor. However, there is a pending application (2022/1338/P) that seeks to remove this, throwing out the symmetry currently seen.

There is also a side window proposed within the rear loft conversion which is noted on the drawings as being partly obscured. However, this window will overlook not only the side return area of garden that leads to the main living area but also the bathroom. The positioning of the window should be considered so as to minimise this intrusion on privacy particularly owing to the nature of the room.

Privacy and Amenity;

As noted throughout this letter there are a number of privacy and amenity concerns relating to the proposal and how it has the potential to negatively impact upon the neighbouring dwelling. Given these concerns it has to be queried as to whether the proposal does indeed meet the parameters of permitted development and in turn if a certificate of lawfulness can be issued.

The opportunity to comment on the proposal is appreciated and should you wish to discuss any of the points raised within this letter please do not hesitate to contact me.

Yours sincerely,



Ruth Harris BSc MSc
Consultant Planner
Norton Taylor Nunn