


**DAVID AND SUSAN RICHARDS**  
**10 Sumatra Road**  
**London NW6 1PU**



Camden Council  
Amy Ly - Planning Officer  
Sent via Email

31<sup>st</sup> May 2022

Dear Ms Ly,

**Application Reference: 2022/1338/P- 12 Sumatra Road, London NW6 1PU**

### **Introduction**

As the long-standing owner occupiers of the adjacent property, we wish to put forward our objections to the proposal referenced above.

These objections focus on the impact for us of the increased height of the boundary wall (to 2860mm) and the apparent disregard of the recommendations contained in Camden's Planning Guidance January 2021(Home Improvements) on respecting the 'amenity of adjacent occupiers with regard to daylight, sunlight, outlook' and considering whether a 'sense of enclosure' would be caused.

We should like to point out that, although we were only able to have discussions with Mr and Mrs Reeves after they had submitted unamended preliminary drawings, we understand that they are now considering ways of reducing their proposed height at the boundary wall. If these changes could accommodate our suggestions outlined below, we feel our objections would be met and approval could be given for an amendment to the proposals. However, in the absence of such accommodation, we do not see how the proposals as they stand can reasonably be supported

### **Objections**

#### **Implications of suggested extension height at the boundary**

##### *Overall Effect on Daylight and Sunlight-*

A lack of detail in the drawings makes it difficult to assess the true height effect at different points along the boundary wall. The current wall has three levels with two step downs of 100 mm and 130mm (See photo 1 attached). The drawing indicates a proposed height of 2860mm at a point opposite our dining room which is 118 cm from our dining room window. The height would be higher at the patio end of the wall, and these differential effects on height will be compounded by the effect of the general slope of the ground from the French windows down to the patio, where there would be a considerable increase in shade. In the absence of any supporting documentation or notes, it is also unclear on the

side elevation drawing as to what height corresponds to what aspect. We have assumed that the wall height is 2860mm rising to 3000mm by way of a sloping roof, which joins with the wall at a height of 2660mm on the other side. (Also see comment on clarification of structure below).

The effect in both our dining room, which is in constant use and where there is only the one bay window, and in the kitchen, where the main window also faces the wall, would be that the wall would be the only thing visible except when standing immediately adjacent to the windows. It would also severely restrict the light to the French window which affords the only light to the rear section of our living room. It should also be noted that the light impact will be increased by the already approved construction of a major loft extension at the same property (See additional application for Certificate of Lawfulness (granted) - 2022/1339/P)

#### *Measured Effect on Daylight and Sunlight -*

The CPG Amenity 2021, Section 3, expects the use of the 45 degree and 25 degree tests in assessing an acceptable level of daylight

#### 45 degree (perpendicular window) test -

Our living room rear French window is adjacent to the boundary wall. Photo 2 attached, which includes a green cane representing the extension wall height of 2860mm, shows that the proposal would fail this test.

#### 25 degree window test -

Our dining room window is opposite and 118 cm from the boundary wall. Photo 3 attached, again including the green cane representing the extension wall height of 2860mm, shows that the proposal would fail this test by a wide margin.

These findings suggest that there is need for a proper sunlight and daylight report conforming with BRE Guidance before any approval is considered for the existing proposal. However, it would also seem that an increase in height on our side of the boundary wall from 1760mm to 2000mm at the point opposite our dining room window - which we estimate would be a bit above 2300mm on No 12's side - could probably meet requirements.

#### **Clarification on Structure behind wall**

We have commented earlier on the lack of detail and possible ambiguities in the plans. In particular we have sought assurance that the sloping roof will join the wall below the top of the wall and thus allow, from our viewpoint, for drainage guttering to be concealed behind the top of the wall and not lie along the top of the wall. We understand this is the intention, but would hope that this can be stipulated as a requirement.

#### **Other local developments**

Our own research has shown that side and rear extensions can be designed in a way that causes less adverse impact on immediate neighbours. In our own terrace, neighbours with a similar rear layout have agreed a side infill extension boundary wall height of 2300mm, measuring 2100mm for the adjacent property. Other extensions in the same terrace have

been constructed with sufficient space between the side of the extension and the boundary wall to allow for light and outlook to be retained by the adjacent occupiers.

### **Other Information**

Although it is not a direct planning issue, we understand that the start of any development will be dependent on reaching a party wall agreement. In this respect we should point out that the original title deeds of 1888 relating to No 10 Sumatra Road state that the dividing wall between Nos 10 and 12 is our responsibility and that it should not exceed 6ft 6ins (approx 1980mm). Acknowledgement is given to the age of the deeds, but it would seem to indicate that, at present the application must remain speculative.

### **Conclusion**

As indicated above, we do not think the proposal as it stands can be reasonably supported. We have proposed to Mr and Mrs Reeves and their architect that the height of the extension wall - as measured outside our dining room bay window - should be increased to no more than 2000mm on our side. This would involve an increase of 240mm to the height directly outside our dining room and substantially more to the height outside our kitchen and patio windows due to the sloping ground and wall construction factors outlined above. We hope you will support our proposal.

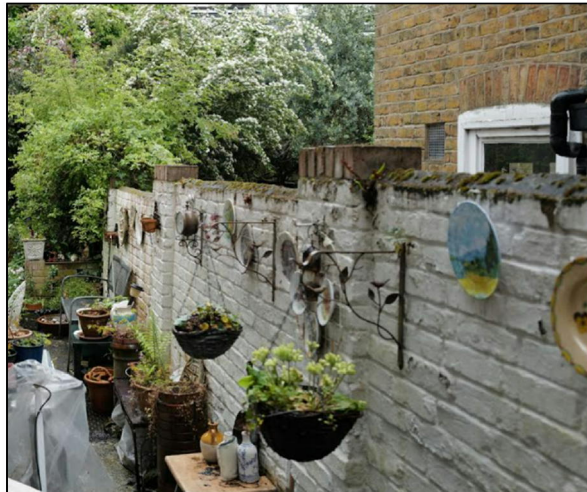
Yours sincerely,

David and Susan Richards

Attachment: photos 1,2 and 3

### **Supporting Images to Objection Letter Reference 2022/1338/P**

#### **Photograph 1:**



**Photograph 2:**



Green cane  
representing a  
height of  
2860mm

**Photograph 3:**



Green cane  
representing a  
height of  
2860mm