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**From:** susan ward davies [REDACTED]  
**Sent:** 13 June 2022 10:03  
**To:** Planning Planning  
**Subject:** Re: Comments on 2022/1553/P have been received by the council.

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Good morning,

I hope you are well

I posted the comment below on 9.6.22 and it was acknowledged by your department on the same day, but it has not appeared on the application yet, nor have the objections of our neighbours. I am concerned that as the deadline passed yesterday the objections will not be noted.

Please could you let me know they have been received and will be taken into account? If this application goes ahead it will have a terrible effect on the quality of life for our family

Many thanks

Susan Ward Davies

On 09/06/2022, 10:48, "planning@camden.gov.uk" <planning@camden.gov.uk> wrote:

We would like to object, very strongly, to the planning application from 67 York Way application number 2022/1553/P

- We were not contacted directly about these plans, and only know about them as someone spotted the notice on a lamp post. We should have been informed about this application directly, as it has serious implications for us.

#### THIRD FLOOR/ DORMER

- Building a third floor is out of character with these houses, which are already tall buildings, and part of the Camden Square conservation area. The houses in this stretch of York Way are all the same and none has a dormer or third floor.

- The dormer would seriously compromise our privacy as it would overlook our roof terrace, as well as the ground floor flat, and the Marquis Road houses whose gardens back on to York Way gardens. It would affect the light in our flat and on the terrace. We also have a skylight in our bathroom, which the proposed third floor bedroom could look down into, which would affect both privacy and light in that room. Lack of privacy affects quality of life as confirmed in paragraph 17, Camden Planning Guidance, January 2021 (see below)

- Our roof terrace was considerably designed, with fencing around it, both to protect our privacy and that of our neighbours. We don't overlook anyone, and no one overlooks us. As we all learnt in the pandemic, outdoor space is vital to mental and physical health, and if we are overlooked, we would be deprived of privacy in that space and it would no longer be the haven it is at the moment. We are a family home and do not have a lot of rooms inside, and the terrace serves as an extra living room, especially in the spring/ summer/ early autumn, and we sometimes have to sleep out there when the weather is very hot.

- Our daughter suffers from severe anxiety and is unable to leave the house, so the roof terrace is the only place she is able to get 'fresh' air and sunlight. She would never go out if it were overlooked, which would have a seriously detrimental effect on her mental and physical health. We specifically bought our flat because it had private outside space, which was not overlooked, and we do not want to lose that. See note on Amenity, from Camden Planning Guidance, January 2021, below.

- Due to the layout of our house and number 67, our back bedroom (second floor) is already hot and stuffy in hot weather, as the air flow is restricted by the U shape of the rear of the houses. If another floor is added, this air flow will be restricted even more, and it would reduce the light in this room and make the temperature and lack of air in hot weather intolerable, even rendering it uninhabitable in extreme heat.

- Number 67 already has multiple occupants, and if the living space is extended, there will be even more people in there, and the density, in an already very densely populated area, will be intolerable, with raised levels of noise and household waste. It could also put pressure on residents' parking, which is already very limited.

- The plans show only one more bedroom but as this is an HMO and not a family home, the two downstairs 'reception rooms' may end up being rented out as bedrooms too (why would a private landlord not want to monetise them?), thereby turning a small HMO into a larger one, with all the attendant noise and pressure on services.

- We already have a problem with airbnb tenants in neighbouring houses, who often come for noisy hen/stag-party weekends. If the landlord is also planning to rent via air bnb, or to large numbers of students, the noise levels will seriously affect us.

- When the current tenants are on their roof terrace, which has no privacy screening, they can see into our back bedroom. The current occupants seem considerate, but if there are a higher number of tenants, the noise from the terrace could seriously affect our sleep, and privacy would be seriously compromised.

#### GROUND FLOOR EXTENSION

- The plan to extend the ground floor up to our boundary wall will mean that 67's lower flat roof will adjoin, and give access to, our flat roof (the ceiling of the ground floor flat's living room), and would be in front of our living room window, seriously affecting our privacy and that of the ground floor flat, and making us feel very hemmed in. It would be a security risk, too, giving access to our kitchen, and the ground floor has a large window in their flat roof looking into their living area.

- The proposed removal of the 'planter' area (which is a deep border planted with long-standing shrubs and trees), would mean the destruction of wildlife habitats which Camden Council has expressly declared a commitment to preserve. The council's laudable biodiversity plan includes maintaining habitats for hedgehogs, animals and birdlife, as well as encouraging residents to cultivate these habitats, so allowing the removal of an area of dense shrubbery would be a direct contravention of this aim. As we are in a conservation area the wildlife corridors should be maintained and not encroached upon.

- The plan to put two 150 watt lights on the rear of the proposed extension would cause light pollution, adversely affect wildlife, and disturb the residents of Marquis Road as well as us. See Note D, from Camden Planning Guidance, below, and earlier objections from Marquis Road residents.

- York Way is the boundary of the Camden Square Conservation Area and described as a 'character zone,' so excess development which is out of character should be discouraged. The council itself supports this in the Camden Square Conservation Area Appraisal and Management Strategy (CSCAAM), as shown in the following quotes:

- "The uniformity of these groups is an important characteristic of the area"

- "Private rear gardens quietly add to the quality and biodiversity of the area. ...glimpses to green space hidden behind and between buildings are precious and add to the quality of the area."

- "The Area faces a range of pressures – aims for harmful changes of use, overdevelopment, inappropriate alterations, and loss of desirable original features.

'It is recommended that Article 4 directions are implemented to control the following works to the fronts of properties

Additions or alterations to the roof or chimney,

- Making, enlarging, improving or altering a hard surface at the front of a property

- Gaps between buildings represent an important established feature of relief in an otherwise densely developed environment ...The Council will resist development in gaps where they are formed

- The trend to intensify residential development means that building heights are under pressure to increase; care will be needed to ensure that this does not become the norm
- The creation of additional units in the roof space ... will not therefore normally be acceptable where it is demonstrated that such works would cause harm to the character or appearance of the area. "

#### VISUAL AMENITY

From Camden Planning Guidance, January 2021:

- Standards of amenity (the features of a place that contribute to its attractiveness and comfort) are major factors in the health and quality of life of the borough's residents .... Camden's Inner London location, the close proximity of various uses and the presence of major roads and railways means that amenity is a particularly important issue within the borough.

17. Interior and exterior spaces that are overlooked lack privacy, which can affect the quality of life of occupants. The Council will therefore expect development to be designed to protect the privacy of the occupants of both new and existing dwellings to a reasonable degree. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking.

18. 3.17 The right to light is a legal right ... If a structure is erected which reduces the light to an unobstructed property to below sufficient levels, this right is infringed.

#### NOTE D

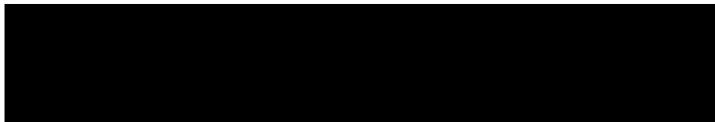
##### 1. Artificial light

1. 4.2 Excessive or poorly designed lighting can cause light spillage and glare and be damaging to the environment by:

- having a detrimental impact on the quality of life of neighbouring residents;
- changing the character of the locality;
- altering wildlife and ecological patterns; and
- wasting energy.

To sum up, the proposed works to 67 would have a hugely detrimental affect on us, and other neighbours, and are contrary to Camden Council's own planning and environmental guidelines, especially as we are in a conservation area.

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Comment Type is Objection