

Augment Architecture

London Borough of Camden
2nd Floor, 5 St Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Mr Hodgson,

I am writing to you with reference to a current Householder Application, 2022/1304/P, at 30 St Mark's Crescent NW1 7TU.

The application is for the installation of an external stair between the raised ground floor terrace and the garden area at the rear of the property.

Our client is the owner of the adjoining property, 29 St Mark's Crescent and is concerned about this proposal owing to the detrimental impact that it will have upon my clients' enjoyment of their property, owing to amenity and security concerns. Our client would like to object to these proposals.

Our client also has raised concerns regarding the appropriateness of this development, owing to the applicant site being within the Primrose Hill Conservation Area. This development is not typical of the buildings within the terrace and will present an incongruous addition to the rear of the property, visible as it is from multiple buildings within the Conservation Area.

Further, my client has stated that they have not received a notification from Camden that this application has been submitted. We note that the statutory consultation period has ended, but since Camden has not fulfilled its statutory obligation to notify the adjoining neighbours of this development, we sincerely hope that Camden will still consider this objection.

We note that a previous application, 2015/0341/P, obtained consent to create a decked terrace area at the raised ground floor level where there had previously been a sedum roof. This included the provision of a privacy screen to protect the amenity of no.29. The Officer's report noted that these proposed planters would reduce "any possible overlooking" into no.29.

Camden's policy on amenity seeks to ensure that development protects the amenity of existing dwellings to a reasonable degree. The development in approved previously under 2015/0341/P included the reasonable provision of a planted screen to protect the privacy of no.29. This proposal offers no such protection with the landing mid-way up the stairs offers an unobstructed view into no.29 and the opportunity to climb over the boundary.

Further, we are concerned that the proposed development is not in-keeping with the Primrose Hill Conservation Area. The proposed development is not typical of the terrace on St Mark's Crescent, nor on Gloucester Avenue.

The Primrose Hill Conservation Area Statement notes regarding roof terraces that "access to the terrace should be designed to relate to the main building" – the proposed development has no relation to the main

building, projecting as it does some way out from the prevailing building line. Furthermore, the proposed development would reduce the sense of openness of the small garden, leading to over-development.

In conclusion, we object to the proposed development on the grounds that it is not consistent with existing Camden policy re. amenity and heritage & conservation. The roof terrace approved in 2015 already pushed the boundaries regarding amenity and a reasonable design response was implemented to reduce its impact upon no.29. Nonetheless, there *is* an existing impact. The proposed development would worsen this by providing opportunities for any person within no.30 to have an unobstructed view into the private garden of no.29.

We kindly request that this objection is given due consideration, particularly since our client was not afforded the opportunity to voice their view during the statutory consultation period.

Kind Regards,



Graeme Doctor ARB RIBA

Cc: Client