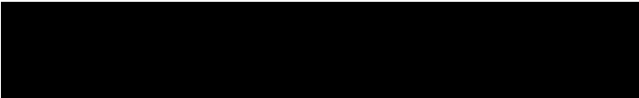


Application No:	Consultees Name:	Received:	Comment:	Response:
2022/1553/P	Barbra Betkowski	10/06/2022 13:17:27	OBJ	<p>I strongly oppose this planning application for the following reasons.</p> <p>The proposed infill extension would leave so little outside space (as this property has already been extended far out into the garden space) that the noise and disturbance that we already experience from this property would be increased.</p> <p>Having lived here since 1985, the most problems we've experienced of noise from late night parties has come from this property. Having been already extended far out into the garden area , the sound and light pollution reverberates down the corridor of back gardens disturbing all surrounding properties.</p> <p>In my view the proposed extension and alterations, to this already overdeveloped property, would be out of all proportion and have far too great an impact on the building itself and the negative repercussions on the surrounding residences would be completely unacceptable.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/1553/P	susan ward davis	09/06/2022 11:00:15	OBJ	<p>We would like to object, very strongly, to the planning application from 67 York Way application number 2022/1553/P</p> <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.</p> <p>THIRD FLOOR/ DORMER</p> <p>¶ 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.</p> <p>¶ 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)</p> <p>¶ 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.</p>  <p>¶ 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.</p> <p>¶ 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.</p> <p>¶ 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.</p> <p>¶ 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,</p>

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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 flats 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

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				<p>particularly important issue within the borough.</p> <p>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.</p> <p>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.</p> <p>NOTE D</p> <p>1. Artificial light</p> <p>1. 4.2 Excessive or poorly designed lighting can cause light spillage and glare and be damaging to the environment by:</p> <ul style="list-style-type: none"> ℳ , having a detrimental impact on the quality of life of neighbouring residents; ℳ , changing the character of the locality; ℳ , altering wildlife and ecological patterns; and ℳ , wasting energy. <p>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.</p> <p>></p>
2022/1553/P	Dr Kevin Drake	09/06/2022 23:37:16	OBJ	<p>I note the revised plans and find them very confusing as to what is being proposed regarding extension size and scale in relation to the existing space, trees etc. I note the additional roof lights and that external wall lights are still being proposed. What is the roof of the extension going to be like and what is its height in relation to the existing roof of the kitchen area? Also are there any roof lights being proposed at this level?</p> <p>I object to the extension of an existing extension and removal of remaining tiny garden space in order to build an additional building. Already the permitted extension has been done, so therefore no more is justified in a conservation area that aims to preserve a specific architectural and garden layout heritage of the terraces along York Way and Marquis Road. The owner has purchased a property in a conservation area and whilst I accept that many people may well desire to add additional storeys to properties and extend buildings, this should done be outside a designated conservation zone. By purchasing a property within a designated conservation area the expectation of most purchasers would be that the heritage of the conservation area is to be valued and upheld, as part of the reason for buying a property in such an area. I find it very strange that property owners are wanting to overdevelop such a site and damage the very conservation area that they originally chose to buy a house in.</p>

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Application No:	Consultees Name:	Received:	Comment:	Response:
2022/1553/P	Daniel Penny	09/06/2022 15:56:54	OBJ	<p>Objection.</p> <p>Planning Application - 2022/1553/P</p> <p>Site Address67 York Way London Camden N7 9QF</p> <p>Date 9th June 2022</p> <p>I object to the planning application, as amended, as the proposal is a further extension of an existing large extension which will eat up most of the remaining garden space. This is detrimental to local wildlife, reduces light and increases population density/ noise.</p> <p>It would reduce amenity, be overbearing to nearby garden/ patio use and is outwith the:</p> <ul style="list-style-type: none">i) keeping of integrity of terraced houses in this conservation area.ii) detract from the positive contribution to the character of the area.iii) and likely to set an unwarranted precedent not supported by the Camden Square Conservation Area Appraisal and Management Strategy, as quoted below. <p>Private rear gardens quietly add to the quality and biodiversity of the area. The gardens are almost all hidden from the street, glimpses to green space hidden behind and between buildings are precious and add to the quality of the area.</p> <p>There has been a spate of similar applications recently in this conservation area and publication of clear limits would save a lot of time for everyone.</p>

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2022/1553/P	susan ward davis	09/06/2022 10:48:25	OBJ	<p>We would like to object, very strongly, to the planning application from 67 York Way application number 2022/1553/P</p> <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.</p> <p>THIRD FLOOR/ DORMER</p> <p>¶ 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.</p> <p>¶ 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)</p> <p>¶ 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.</p> <div style="background-color: black; height: 30px; width: 100%;"></div> <p>¶ 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.</p> <p>¶ 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.</p> <p>¶ 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.</p> <p>¶ 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,</p>

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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:

- ℳ having a detrimental impact on the quality of life of neighbouring residents;
- ℳ changing the character of the locality;
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- ℳ 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.

>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/1553/P	Paul Banks	08/06/2022 12:19:59	OBJ	<p>As tenants to 65a, which shares the boundary wall for this development, we object to the extension plans on the ground floor for the following reasons</p> <ul style="list-style-type: none"> - The proposed ground floor extension will significantly reduce any natural light into our ground floor flat, which is already limited. - The proposed ground floor extension looks to be positioned directly in front of our kitchen window. - This extension will also block natural light reaching our bedroom, which faces towards the garden. - The proposed living space will have a window that could potentially shine light into our bedroom at night. - The placement of the new living room window could potentially have a view into our bedroom, which could be a loss of privacy. - The remaining outdoor space to the side of the property, called a 'Light well' looks to serve no logical purpose other than to create a smoking area or limited outdoor storage. - If this enclosed area were to be used as a smoking area, we will likely have to endure second hand smoke passing through our bedroom window, something that already happens and is a constant nuisance. - We are concerned for the potential damage that could be brought upon the garden of 67, which will have a negative effect on local wildlife. The trees in this garden already provide a nice amount of privacy to our garden space, and host a variety of birds and insects. - As we work from home, we are concerned about the noise that the building work could create, the suggested 6 month construction timeline seems pretty optimistic. - We are concerned about the general loss of privacy to our flat during the construction. - We are also concerned that scaffolding could significantly limit natural light into our flat during construction. - The roof of the extension does not include any plans to create a wall or division. Our neighbours in 65b have a legitimate concern that this allows anyone in 67 to be able to walk across both the new extension roof and the roof above our rear living room, which is a security risk for the upstairs flat and a nuisance for us. - We are pretty frustrated that we had to discover the development plans from a notice outside of 67. Our neighbours were only made aware of this when we told them. It looks as though the properties opposite on Marquis Road were already informed in good time.
2022/1553/P	Dr Kevin Drake	09/06/2022 23:37:49	OBJ	<p>I note the revised plans and find them very confusing as to what is being proposed regarding extension size and scale in relation to the existing space, trees etc. I note the additional roof lights and that external wall lights are still being proposed. What is the roof of the extension going to be like and what is its height in relation to the existing roof of the kitchen area? Also are there any roof lights being proposed at this level?</p> <p>I object to the extension of an existing extension and removal of remaining tiny garden space in order to build an additional building. Already the permitted extension has been done, so therefore no more is justified in a conservation area that aims to preserve a specific architectural and garden layout heritage of the terraces along York Way and Marquis Road. The owner has purchased a property in a conservation area and whilst I accept that many people may well desire to add additional storeys to properties and extend buildings, this should done be outside a designated conservation zone. By purchasing a property within a designated conservation area the expectation of most purchasers would be that the heritage of the conservation area is to be valued and upheld, as part of the reason for buying a property in such an area. I find it very strange that property owners are wanting to overdevelop such a site and damage the very conservation area that they originally chose to buy a house in.</p>