

**From:** [REDACTED]  
**Sent:** 15 July 2022 11:56  
**To:** Planning Planning  
**Cc:** [REDACTED]  
**Subject:** [hpsc399.pdf](#)  
**Attachments:** hpsc399.pdf

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To: Camden Planning Department

**From: Margaret Wolfe**

Please find attached objections to Planning Application 2022/1874P submitted by Margaret Wolfe,  
[REDACTED]

Attached:

1. My Letter of Objections (2 Pages).
2. 3 Photographs (1 page).
3. Drawing of the side view of my house, 33A Dartmouth Park Avenue (1 Page).

Kind regards

Margaret Wolfe

Objection to Planning Application: 2022/1874/P from Margaret Wolfe, [REDACTED]

Please note the application plan drawings (drawn by the applicant) are incorrect in at least 3 respects.

The first is the fact our workroom/utility room, which is situated [REDACTED], is completely left out of the drawing of the plan, which is misleading.

The second is the existing wall dividing our properties & on which the plan allows them to build, was not 3m at the time of submission or validation. It was between 1.2-1.6m (the land slopes down towards the gardens). We believe this mistake gives the impression the proposed Plan is less intrusive than is suggested.

The third is our ground floor floor is approx level with their ground floor floor, at the back of the property, as our house is built on a pronounced slope which is not shown correctly in the drawing of the plan.

Please see a drawing of the side of our house facing the side of 33.

Also looking at their previous application 2021/1179P - Our workshop/utility room was also completely left out of the drawings for this application. If we had known the submission date for this application we would have objected to this as well.

**Our objections concern loss of light, loss of privacy & loss of one amenity to the side of our house facing the side of 33.**

#### LOSS OF LIGHT

If the plan is granted there would be considerable loss of light to our glassed side entrance porch, 3 other windows, the passageway itself & our Workshop/Utility room. If the plan is granted the wall & the peaked roof will increase the height to be a total of approx.6.5m from ground level & the length will increase by 4m.

#### 1. THE WORKSHOP/UTILITY ROOM This room has not been included on the drawing for this plan.

It is a single storey Workshop/Utility room at 33A built between 33 & 33a. The rear wall facing the street is constructed of brick with a stucco overlay. The 2 side walls are brick. This room is approx. 3m x 2.15m (the distance between the 2 houses at the point below the foyer at 33). It is an integral part of our house & in frequent use & was built before we moved in, in 2005. Its windows & entrance face south west to the gardens at 33A and 33 and receives all its natural light from the width of more than 4m - the distance between the main part of the 33 and 33A. If the plan is implemented the distance will be reduced to 1m with considerable loss of light. In all months of the year, except in summer, the light will be reduced even more to nearly nothing. (see 2 photos taken from standing in front of this room - photos A).

We had intended to use this room for another purpose. Either as a TV snug room in its present form or as a TV snug room positioned level with the living room by raising the floor level of the Workroom by 1m approx. & raising the height of the ceiling by 1m approx. to allow room for a door to be installed between the living room & the new TV snug room. But this plan, in either form, would have severe loss of light if the plan is granted. And I imagine, may be subject to the 45% ruling concerning loss of light. (see photo attached showing ½ of the width of this room - Photo B).

## 2. THE PORCH

The distance from 33 to the side of our glassed porch is presently over 3m. If the plan is granted this distance would be reduced to less than 1m. In addition, our side porch is 1.6m long. The proposed extension is approximately 4m long - therefore our porch comprises 40% of the length of the proposed extension. That is 40% of the new extension will be less than 1m from the glassed porch. Also, it an extended part of our kitchen dining room which provides direct light to this room. We believe this room may be subject to the 45% rule concerning loss of light.

## 3. THE OTHER 3 WINDOWS Facing 33

Of the 3 other windows, 2 – a kitchen dining room window & a cloakroom window– face directly to the proposed extension and will also result in considerable loss of light. The third window is a large window on the half landing which also faces the new wall & will also have reduced light. We believe all of these rooms may be subject to the 45% ruling on loss of light.

## 4. THE SIDE PASSAGE

The door from the glassed porch leads to the side passage which leads to the garden. If the plan is granted the height & length of the new wall & peaked roof will be over 6.5m in height & over 4m in length. This will transform the passageway from a pleasant path to the garden to a very narrow & dark area (especially in non summer months) due to considerable loss of light.

## LOSS OF PRIVACY

The propose plan includes 3 windows facing the side of 33A. These windows will overlook all the windows mentioned above – especially the glassed porch which is less than a meter from the proposed new wall.

## NEIGHBOURS

Many neighbours will I imagine, like us, will miss the light & open passageway to the garden.

## LOSS OF ONE AMENITY

To reduce use of electricity we dry our clothes on a cloths line in the passageway which will, if the plan is implemented, not receive any sunlight.

Enclosed 3 photos & a drawing of the side of our house facing the side of 33.

Kind regards,  
Margaret Wolfe

12.7.22





A

A



61

WINDOWS ON THE SIDE OF OUR HOUSE FACING THE PROPOSED PLAN

65 M

2022/1894P

6.25 m

End of our house

Glassed porch which provides light to the kitchen dining room

C/055

Place

Window to the  
kitchen dining room

Large window on half landing

Glass

Plas

## Cloakroom window

Green line shows the wall at the time of submission & validation of the application

Ground floor level

Ground level

length of new wall if plan granted

Red line shows the area the new wall would cover if plan granted

Scale approx 1 inch (2.5 cm) to 1 m

Height of wall & addition of peaked roof - 6.5m - if plan granted

Front Street

Workroom/Utility room  
(future TV snug room)

(Not on drawing of plan)

Q. 1.50

Gla 55

2/4

GLA 50