

33A Dartmouth Park Avenue

London NW5 1JL



Development Management
Camden Town Hall
Judd Street
London WC1H 9JE

14th July 2022

Dear Sirs

Objection to Planning Application- 2022/1874/P from David Lewisohn

I have lived at 33A Dartmouth Park Avenue since 2005. I live next door to the subject of the application, 33 Dartmouth Park Avenue.

Please note that the Plans submitted to you in support of the Application are incorrect in two respects, described in (A) & (B) below, both of which make the proposed alterations look less intrusive than they would be if they were allowed:

- (A) The Side Elevation Plan submitted as part of the application does not show the actual height of the brick boundary wall between the properties

The height of the boundary wall (shown on both the Existing and the Proposed drawing on the Elevation Plan) is not correctly drawn. The wall at the time of submission of the Application was between 1.1 & 1.52 metres high (the ground slopes towards the garden) measured from the 33A DPA side of the wall – not, as shown on the plan, a height of approximately 3 metres. So the plan gives the impression that increasing the height of the wall would be much less intrusive than in fact would be the case.

I attach the Side Elevation Plan on which I have marked A-B the true height of the wall measured from 33A DPA at the time of submission of the Application, and C-D the height of the wall as incorrectly shown on the plan. (See page 4)

- (B) The Rear Elevation Plan is incorrect and misleading in that it does not show the Utility Room/Workroom at 33A DPA. This is single-storey low-ceilinged structure with a front wall facing the street which is stucco faced brick with an entrance door but no window, and a rear wall with door and windows facing the garden at 33A DPA. **This is a room at 33A DPA which is in constant use, and is the room that would be most affected by the proposed works, but it is not shown on the plans submitted to you.**

I attach the Rear Elevation Plan on which I have marked in red the outline of the rear of the Utility/Workroom. (See page 5)

I object to the Application on grounds of loss of light and loss of privacy

LOSS OF LIGHT

1. Loss of light to the Utility Room/Workroom. (See **Photographs 1 & 2** on page 6), which show the Utility Room/Workroom, with door to passageway and garden). It is below the level of the foyer at 33 DPA. The Utility Room/Workroom is 3.1 metres long, 2.2m. wide at the rear (garden) door (distance between the side wall of 33A and the side wall of 33 DPA), and is 2.3m. high at the rear (garden door faces the garden at 33A DPA and receives all its natural light from the open width of more than 4 metres – the distance between the houses, 33A & 33 DPA).

If the application were to be granted the distance between the porch at 33A and the wall at 33 DPA would be reduced to 1m. The natural light reaching the Utility/Workroom would be considerably reduced as result of any increase in the height of the wall and the new roof.

We have plans for a change of purpose for this room to convert it to living accommodation (a 'Habitable Room') either at the existing floor level or by raising the floor level and adding a door between our present living room and the newly converted room. This plan would be severely impacted by loss of natural light, and might fall under the 45% rule for light loss, if the Application were to be granted.

2. Loss of light in the passageway at 33A DPA: Granting the Application would result an increase the height of the wall from its height at the time of submission of the Application (1.1m to 1.65m) to, including the height of a new slanting roof, 6.5 metres (approx.). This would seriously reduce natural light in the passage which runs from the Utility/Workroom to the garden at 33 DPA. (See **Photographs 3 & 4** on page 7)
3. Reduction in light to the Porch at 33A: The glass side porch entrance at 33A DPA is 1.6metres long and is approx. 45% of the length of the proposed extension. The current distance between the porch at 33A and the house 33 DPA is 3.25 metres. The proposed application would reduce the distance between the porch at 33A and the house 33 DPA to just 1metre. This would result in considerable loss of light to the porch at 33A DPA.
4. Reduction of light to 3 windows at 33A DPA: As well as loss of light to the porch, allowing further increase in the height of the wall between the two properties would result in loss of natural light to 3 other windows at 33A: a kitchen/dining room window, a cloakroom window, and a large window on the half-landing.

LOSS OF PRIVACY

If the application were granted it would increase the extent to which 33A is overlooked by 33 DPA: there would be 3 windows in the proposed extended foyer which would be directly opposite the glass porch at 33A at a distance of only 1 metre. 3 other windows at 33A would be overlooked from the new windows. This would result in a serious loss of privacy.

For these reasons I oppose the Application.

Yours faithfully



David Lewisohn

Encs:

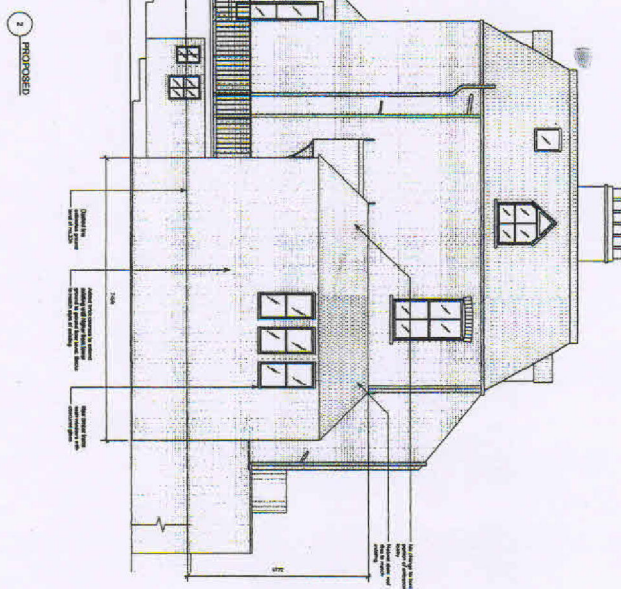
Page 4: Side Elevation Plan marked A-B to show the true height of the wall at time of submission of the Application, and marked C-D to show height of wall as shown on Elevation Plan.

Page 5: Rear Elevation Plan marked to show the rear of the Utility/Workroom.

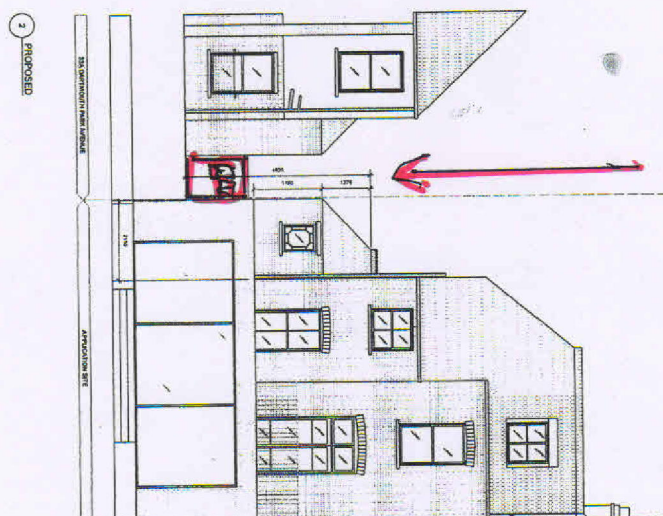
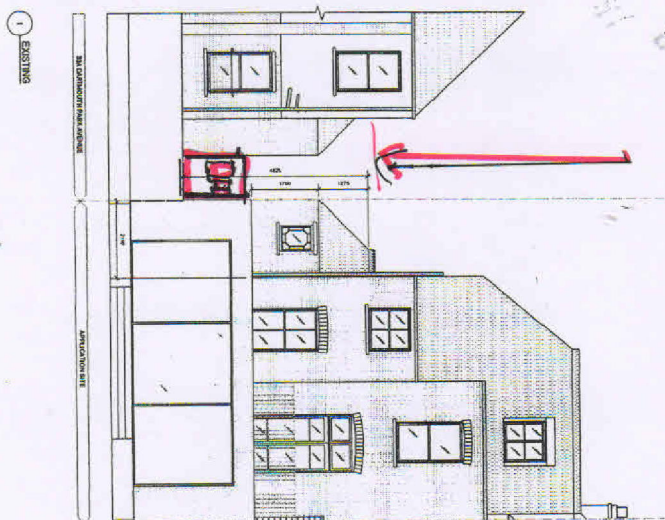
Page 6: Photographs (1) & (2)
Photograph (1) shows Rear of the Utility/Workroom at 33A DPA. Photograph (2) has added black card which indicates the loss of light that would be the result of allowing increase in height of the wall to 6 metres.

Page 7: Photograph (3) & (4)
Photograph (3) is taken from outside the rear entrance to the Utility/Workroom at 33 DPA, looking along the passage to the garden at 33A DPA. The top of the stick which I am holding shows the height that the proposed wall would be if the present Application was allowed: 6 metres (approx.). The roof of the proposed structure would increase the total height to 6.5 metres (approx.). Photograph (4) has added black card to indicate the loss of light that would result from the increase in height of the wall, and the roof of the new structure.

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Photograph (1) taken in the passage at 33A DPA looking towards the rear (garden) wall and door of the Utility/Workroom at 33A DPA, with, at right, the boundary wall between 33A DPA & 33 DPA. The height of the wall is as at the time of submission of the Application.



Photograph (2) taken in the passage at 33A DPA looking towards the rear door of the Utility/Workroom showing part of the rear (garden) door of the Utility/Workroom and the boundary wall between 33 & 33A, with added black card to show the loss of light that would result from increase in the height of the wall to 6 metres.



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Photograph (3) taken from the rear door of the Utility/Workroom at 33A DPA and showing at left the wall bordering 33A & 33. The height of the wall is at the time of submission of the Application. At right is the glassed porch at 33A. The top of the stick in this photo how high the wall would be if increased to a total of 6 metres.



Photograph (4) is the same as photo (3) but with black card added to show the loss of light that would result from an increase in the height of the wall to 6 metres, and light blocked by the roof of the new structure.

