

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2081/P	Ann Richardson	20/07/2022 10:54:27	INT	<p>We are the sole owners of 39 Glenmore Road, adjacent to 41 Glenmore Road.</p> <p>Our concerns regarding this application include the following:</p> <p>1) Attenuation (drainage)</p> <p>We are concerned about the possibility that there may be overflows of rainwater from No.41 onto our property.</p> <p>As far as we can make out, the proposed extension will have a flat roof, not one with a slope. If this is the case, it is not clear to us how rainfall will get off the extension. Since the extension is so very close to our property, it seems possible that some of the rainfall would end up being discharged onto our side of the fence - we would object to this.</p> <p>This problem may be compounded when there are heavy rainfalls which already lead to overflowing gutters on the main roof.</p> <p>While some provision has been made in the plans for drainage, we wonder whether these will prove sufficient.</p> <p>2) Security</p> <p>The addition of the proposed extension raises security concerns, as it would become much easier for someone to jump from its roof into our property. Such access might either be into our garden or onto our adjacent utility room roof and thereby gaining access to our first floor via a WC window.</p> <p>3) Privacy</p> <p>There has been no mention of a roof terrace on the top of the proposed extension. We would strongly oppose any effort to create one, as this would seriously invade our privacy; should Camden Council be minded to give approval to the application, we would ask that a condition is placed on it to say that the extension must not be used as the basis for a roof terrace.</p> <p>4) Line of junction</p> <p>It is not clear from the plans quite where the flank wall of the proposed extension would be built, but we would object to it being astride the boundary between the two houses. We feel strongly that a timber fence is more attractive than a bare wall and therefore want to keep a fence in the current location.</p> <p>(We note that an email from the new owner suggests that the proposed flank wall will be 10 cm from the existing boundary, but this is unclear in the plans.)</p> <p>We appreciate that all or part of the existing fence may need to be temporarily removed or may be damaged during the building period. Once the work is completed, it may be possible simply to put back the existing one, but if it needs to be replaced, we would stipulate that the new fence should be of the same kind as the fence that is there now.</p>

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5) Potential light pollution

It is unclear whether any of the plans would have an impact on any light pollution for our property (e.g., roof lights on the extension), but we would object if they do.

6. Loss of light

It is unclear whether the proposed extension, due to its size and height, would have an impact on daylight coming into our property; a light study is recommended.

These comments have been sent by email to the owner of the relevant flat (the applicant) and he suggested that they were all reasonable and addressable from his side.

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