

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2374/P	Richard Porter	19/07/2022 18:57:08	OBJ	<p>3 Leverton Street Kentish Town London NW5 2PH 19 July 2022</p>

Dear Sir or Madam,

Planning Application for 300 Kentish Town Road
 Ref. 2022/2374/P

I'm writing to object to the above application. I have no issue with the principle of the development, however I have significant concerns with the level of information submitted for this full planning application, and also with the size of the proposals and the increased overlooking and reduction of privacy in neighbouring properties that they would cause. My concerns are as follows:

Size, Mass and Density of the Proposed Development

The scale, mass and density of the proposed development on an already heavily developed site is in my view inappropriate. As the proposals are sited in a conservation area, and adjacent to listed buildings, the scale and massing should pay particular respect to the heights and rhythm of the area. The proposals are noticeably taller than the houses along Leverton Place, and will also significantly enclose the lane, altering its historic character.

Distance between the windows/facades of adjacent properties - Loss of privacy

The information submitted does not give a face-to-face distance between the existing residential accommodation on Leverton Place and the proposed new first and second floor windows. The proposed new facade zig-zags a bit, but from new window to opposing facade on Leverton Place the distance will be approximately 9 metres. This is very substantially below guidance that 18 to 22m is appropriate between neighbouring habitable rooms. The application does not address why this is acceptable, or how such potential intrusion upon the privacy of the existing properties along Leverton Place (including no. 5 Leverton Street) would be addressed. The claim in the design and access statement that the slight zig-zag of the facade and the proposed protruding window frames would 'minimise' overlooking is simply nonsense. These measures make minimal difference to the overlooking as the elevation drawings clearly show.

Specifically I also want to raise concerns about the proposed new window from the 1st Floor/Flat A room that would significantly increase overlooking of 3 Leverton Street's rear bedroom and living/dining room. Because of the change of level and position, together with the removal of the existing railing/planting, this new window would have a huge impact on the privacy of habitable rooms in 3 Leverton Street. I request this potential visual intrusion be properly addressed.

Daylight/Sunlight Impact - 3 Leverton Street

A daylight and sunlight report has been submitted as part of the application. Why has our house, 3 Leverton

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Street, been excluded from this report, despite being closer to the proposed development than other properties? The window of our kitchen, a habitable room, is 3.96m from the current boundary with the proposed development plot. There is no evidence in the application that we will not be significantly and detrimentally affected by the proposed development in terms of daylight/sunlight. We request that the submission should be amended in order to address the daylight/sunlight impact upon our house of the proposed development.

Listed Building Consent

The proposals would require the demolition and replacement - or at least partial demolition - of the party wall/garden wall between numbers 1 and 3 Leverton Street, and the proposed development. This wall is part of the setting of the listed properties, nos. 1 and 3 Leverton Street. It is also an adjoined structure. As works to this wall would potentially affect the character of the listed properties, alteration to this wall will require Listed Building Consent. Where alterations to a listed building or adjoining structures are required as part of the proposals for a planning application, good practice requires that the planning and listed building consent applications are considered together. The planning application should be amended such that no alterations are required to the party wall, or a listed building consent application should be required of the applicant to be considered alongside the planning application.

Heights and Levels Setting Out Information

There is a complete absence of height and level setting out information on the drawings. There is no datum against which levels are set out, no indicated floor levels, no parapet heights, and as such neither the council, nor we as neighbours will have any agreed setting out information to hold the developer to. The information submitted is insufficient in this respect. In a conservation area, adjacent to listed buildings, the council must demand a higher standard of submission information in order to properly control development. The drawings should be resubmitted with existing and proposed finished floor levels, parapet heights and dimensioned sections that relate to street levels and neighbouring properties so that neighbours can more accurately assess the impact of the proposals .

Flat roof spaces/Prevention of use as Roof Terraces or Balconies

As the proposals stand they do appear to reduce the possibility that the flat roofs created might be used as terraces or balconies by residents in the future. However nothing is stated within the application to this effect. To ensure the privacy of neighbouring properties, the applicant should declare within their application, and the council should explicitly condition that no external roof space will be used for recreational purposes, and that no railings etc will be allowed to be erected. Also that no openings from the first and second floor bedrooms that would allow access out to the roof spaces will be permitted.

Flat roof spaces/Proposed Green Roofs

I am concerned about the applicant's proposal for 'green roofs' on the areas indicated in the design and access statement. The areas proposed are small in terms of establishing a practical, sustainable green roof. More importantly there is no information within the proposals for access for maintenance. There are also no proposals to ensure the safety of maintenance operatives. A full planning application should have detailed

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information about access and maintenance of spaces such as green roofs, with access routes shown on the drawings as well as detailed within the Design and Access Statement. The application should be amended to incorporate this information. Or remove the green roofs.

Roof Plant and Restaurant Extract Flue etc

The drawings don't show where the extract flue or roof plant servicing the ground floor restaurant is proposed to be located. The design and access statement also says that mechanical ventilation will be provided to all spaces. The location of this plant is not shown either. Or how this will be screened. And there is no comment in the Design and Access Statement about noise control or access for maintenance.

Notification of neighbours

The on-street notice posted by the council is inaccurate and doesn't highlight the area of the proposed development. It also indicates a much smaller area than will be affected. As such it is misleading and should be replaced so that the local community are not misled as to the extent of the proposals.

Until such time as these concerns are addressed, I will continue to object to the submitted proposals.

Yours Faithfully,

Richard Porter

2022/2374/P Richard Porter 19/07/2022 19:13:32 OBJ

Dear Ms Fieldsend,

The location plan posted by the council on its on-street notices, as well as the location plan shown for the proposed works on the planning authority's website is misleading and inaccurate. Whilst the applicant may have given you 300 Kentish Town Road as the address for the works, in fact they mainly impact 302 Kentish Town Road and 9 Leverton Place. This is a much bigger area than indicated on your plans, and significantly more impactful upon neighbouring residential properties. As such your posted notices may mislead neighbours as to the potential extent of the impact of the proposed works upon them. Please can the council rectify this to ensure that those affected by the proposals receive proper notification. Thank you.

Yours sincerely,

Richard Porter