

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2022/2090/P | DPCAAC | 22/08/2022 14:41:00 | COMMNT | A well designed garden room with attached greenhouse and storage at the end of a fairly long garden. The greenhouse is made from polycarbonate for insulation and is opaque. There are a number of trees in this and surrounding gardens to give cover but with leaf fall it maybe more widely visible. Although no lighting is shown on drawings, a condition should be for no permanent lighting in the greenhouse . |
| 2022/2090/P | DPCAAC | 22/08/2022 14:41:03 | COMMNT | A well designed garden room with attached greenhouse and storage at the end of a fairly long garden. The greenhouse is made from polycarbonate for insulation and is opaque. There are a number of trees in this and surrounding gardens to give cover but with leaf fall it maybe more widely visible. Although no lighting is shown on drawings, a condition should be for no permanent lighting in the greenhouse . |
| 2022/2090/P | DPCAAC | 22/08/2022 14:41:06 | COMMNT | A well designed garden room with attached greenhouse and storage at the end of a fairly long garden. The greenhouse is made from polycarbonate for insulation and is opaque. There are a number of trees in this and surrounding gardens to give cover but with leaf fall it maybe more widely visible. Although no lighting is shown on drawings, a condition should be for no permanent lighting in the greenhouse . |
| 2022/2090/P | DPCAAC | 22/08/2022 14:41:09 | COMMNT | A well designed garden room with attached greenhouse and storage at the end of a fairly long garden. The greenhouse is made from polycarbonate for insulation and is opaque. There are a number of trees in this and surrounding gardens to give cover but with leaf fall it maybe more widely visible. Although no lighting is shown on drawings, a condition should be for no permanent lighting in the greenhouse . |
| 2022/2090/P | DPCAAC | 22/08/2022 14:41:12 | COMMNT | A well designed garden room with attached greenhouse and storage at the end of a fairly long garden. The greenhouse is made from polycarbonate for insulation and is opaque. There are a number of trees in this and surrounding gardens to give cover but with leaf fall it maybe more widely visible. Although no lighting is shown on drawings, a condition should be for no permanent lighting in the greenhouse . |
| 2022/2090/P | DPCAAC | 22/08/2022 14:41:15 | COMMNT | A well designed garden room with attached greenhouse and storage at the end of a fairly long garden. The greenhouse is made from polycarbonate for insulation and is opaque. There are a number of trees in this and surrounding gardens to give cover but with leaf fall it maybe more widely visible. Although no lighting is shown on drawings, a condition should be for no permanent lighting in the greenhouse . |
| 2022/2090/P | DPCAAC | 22/08/2022 14:41:19 | COMMNT | A well designed garden room with attached greenhouse and storage at the end of a fairly long garden. The greenhouse is made from polycarbonate for insulation and is opaque. There are a number of trees in this and surrounding gardens to give cover but with leaf fall it maybe more widely visible. Although no lighting is shown on drawings, a condition should be for no permanent lighting in the greenhouse . |
| 2022/2090/P | DPCAAC | 22/08/2022 14:41:23 | COMMNT | A well designed garden room with attached greenhouse and storage at the end of a fairly long garden. The greenhouse is made from polycarbonate for insulation and is opaque. There are a number of trees in this and surrounding gardens to give cover but with leaf fall it maybe more widely visible. Although no lighting is shown on drawings, a condition should be for no permanent lighting in the greenhouse . |

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| 2022/2090/P | Keith Northrop | 25/08/2022 14:08:50 | OBJ | <p>While we do not object to No15 building an extension per se, we do object to certain elements of the proposed development as follows:</p> <ol style="list-style-type: none"> 1. There are inaccuracies in the plans as presented: <ol style="list-style-type: none"> (i) Unhelpfully, a side elevation of the proposed extension and patio from the perspective of our house (No13) has not been included in the Planning Application. (ii) On the plans which have been provided, the rear elevation of No13 has been mis-represented. The lower ground floor bay window should be shown as French windows, and the height from the bottom of these windows to our patio is 1200mm. 2. As would be apparent had a side elevation from our point of view been provided, the proposed side wall to the extension would be over 4m in height from the level of our patio and extend out for 3m. The proposed wall of the patio extends this side wall at over 3m in height a further 3m along our garden boarder. Because we already endure the large, raised patio of No11, the effect will be to make our patio and 3m of our garden cavernous and overly enclosed. We therefore take issue with the architects' statements that "the scheme ensures the amenity of the neighbouring properties is not impacted" "the development allows generous daylight, sunlight and privacy for the adjoining neighbour" and "no harm is caused to the living condition of the neighbouring residents.." all of which are not true. Importantly, the proposed extension wall in particular will adversely affect our right to light and we are reserving our rights in this respect and in so far as the new development may constitute a nuisance. 3. Relevant to the point above, we have been advised that in accordance Camden Planning Guidance (Policy A1) a Daylight and Sunlight Report should be obtained (and if necessary independently verified by Camden Planning) in certain circumstances and in particular where the proposed plans fail the '45% test', which is the case in relation to our lower ground floor windows. We do not see such a report included in the application and would ask that this is provided and considered as part of the application process. 4. We note internal steps are envisaged between the existing kitchen and the proposed extension. However, the plans as submitted show these to be extremely shallow ("Section AA"). These steps therefore represent a missed opportunity to mitigate the height of the extension by creating a more meaningful drop between the two rooms. Our position is that in so far as internal steps represent a means of lowering the height of the extension and patio, they should be utilised to the full and for this reason we would ask that two steps (three risers) should be included in the design. 5. As with No11, the plans show an intention to build a large, raised patio. Given the drop-off of the rear gardens of Nos 13 and 15, this represents a considerably raised area in relation to the surrounding gardens and therefore a further loss of privacy and amenity to us, the only suggested answer to which is the building of a high and overbearing boarder wall. We would like the patio design to be re-visited in order to reduce its impact on our garden and that of No17 and for it to be in keeping with its context. It should be lowered and we suggest that this achieved by, for example, including steps down from the proposed extension or designing a smaller initial strip of patio with steps down to a further lower, less intrusive, area. Neither of these would harm the aesthetic or amenity of what is intended. The extensions to Nos 11 and 9 only extend out less than 2m and therefore the 3m proposed is at least 1m beyond the line of these and therefore not in keeping with them. |

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| 2022/2090/P | DPCAAC | 22/08/2022 14:40:31 | COMMNT | <p>If the patio is built as per the design, we would consequently object to the size of the extension, as the hight of the two together is far too dominant and intrusive.</p> <p>6. The division between our garden and the proposed patio is shown to be wooden fencing. However, in order to help reduce the inevitable noise from the patio's use, this should be of brick construction. Also of relevance is that the extensive opening created by the existing bi-fold patio doors of No 15 already results in the sounds of the kitchen being projected outside. Again, as we also have this with No 11, steps must be taken to reduce the resulting disturbance.</p> <p>7. The Planning Application, under "Type Roof, Proposed materials and finishes" reads "flat roof GRP membrane, timber decking". We therefore need an assurance by way of a condition of any approval that this roof will not be accessed for use.</p> |
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