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To:
Subject:



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Dear Miriam,

I trust you are well.

I can see that the planning application is amended again and this time without roof extension. Will there be an updated consultation?

I just saw the neighbours on 26 (ground and first floor) as well as 24 who indicated they didn't see any other consultation request other than the initial one earlier this year.

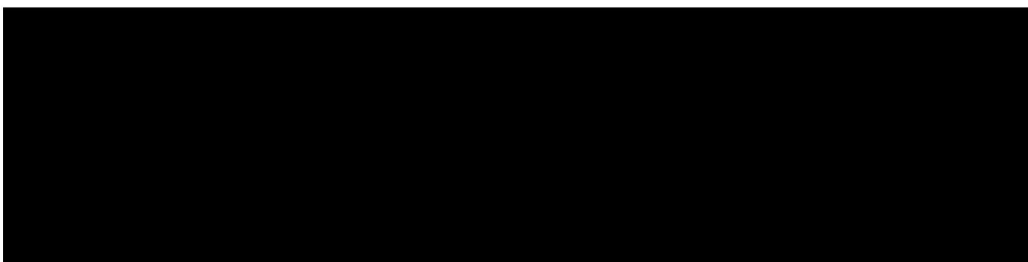
Looking at the plans, we still have privacy concerns. They are using our property as a benchmark but we already had a first floor balcony in place, we didn't add that feature, therefore no impact on the privacy of the neighbours compared to how it was. Should they have a balcony on the first floor, this will come right next to our balcony and overlook our existing skylight into the ground floor - straight into our living room. This property currently have no visibility into our our property, thanks to the positioning of buildings.

The proposed extension will evade our privacy both on the first floor (bedroom) by creating a balcony next to ours, as well as visibility into our live in the living room and garden which we use as an extension of our house summer and winter.

I think 26 garden flat and 26 first floor flat will have same issues as 26 coach house currently have no visibility to their private space which they will then have straight look into.

So I am hoping that because we have a balcony doesn't mean we need to give up to our privacy as we didn't cause additional privacy issues by only replacing it like for like.

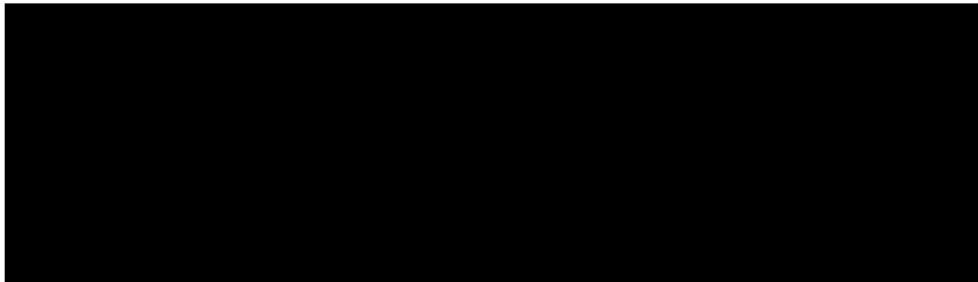
Should there be a consultation, I can provide a written feedback as well.



Miriam Baptist



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To: Planning Planning <Planning@camden.gov.uk>
Subject: Re: Comments on 2022/1133/P have been received by the council.

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Hi

It just came to our attention that there was a new application submitted for this property.

Attached is the photo of the notification on the street which is unfortunately missed by everyone as it is not correctly displayed.

We are objecting to this application on the grounds that the suggested development of an extension on the ground floor with a balcony on the first floor as well as an addition of a 4th floor with again a balcony and additional windows evades our privacy. On the last two floors we have our bedrooms where the Coach house 26 upper park road has no visibility. The development overall creates direct view over our garden as well as inside our living room through the existing skylight.

Currently, the coach house 26 upper park road has no view over our house and should the proposed development be approved, it will provide view over our entire house and life without leaving us with any privacy.

The areas of concern for us is marked in red arrows in the picture (taken from the application) below. Blue arrows shows privacy concerns to 26 upper park road which was raised by the Garden flat initially (but surely the updated plans were missed as the notification is on the street floor and displayed invisibly).

Thank you for your consideration.



I also would like to add following :

Following further inspection of the plans, we saw that the application includes further basement development which is extremely disturbing to the whole area. The machinery and the digging will cause excessive disturbance.

We also have 2 young children under the age 3 which take regular naps during the day and the whole house will be shaking during the works which was the case during the first basement extension of the coach house 26 upper park road. So this will be the second basement development of this house....

[REDACTED]

We would like to object to the first floor balcony on the grounds of privacy similar to our neighbour [REDACTED] from 26b upper park road. Currently 26 coach house has no balcony or direct window over to our garden, ground floor and first floor. The proposed balcony on the first floor will give them direct view over our private life in the ground floor , garden as well as first floor which is an extension of our bedroom. The application states that the extension will match 24 coach house with the creating of a balcony but the balcony on the first floor of the 24 coach house was not created as part of a rear extension, there already was an extension (1 meter shorter) with a balcony from decades ago when the 24 coach house was first built. So the recent works didn't create any further visibility / view into neighbours private premises. The propose balcony will create an additional feature which will allow 26 coach house not only new visibility into our private house and garden in the ground floor but also give them access / visibility into our existing balcony

We are also of the view that given that 26 coach house already had a basement extension, it has already been over developed and all the additional extensions are posing an over development with additional features such as extra balcony in a conservation area.

We also trust that any work that will be done will include party wall agreement with us.

[REDACTED]

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