

From: Lizzie Smith
Sent: 28 September 2022 18:21
To: Planning Planning
Subject: Comments on application 2022/3378/P

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Dear LB Camden Planning

I strongly object to the above planning application and specifically to the revision to the Block B's east facing elevation which directly overlooks our terrace and our individual and shared gardens. I note that the scheme as currently built is in breach of LBC's planning approval.

In particular I strongly object to the proposed change from having two small windows with high sill heights to having a full height window and adjacent full height glazed door leading to the surrounding flat roof. (By the way the application on the LBC website drawing describes a sliding door but shows a side-hung door).

I am very concerned that this door will be used for ventilation and access to the roof rather than for occasional roof maintenance - regardless of the wording of the planning conditions. As illustrated by the application plans, the new door and adjacent new full height window (now enlarged with a sill height to match that of the door), are the only openings for the activity / room (B.104). In the revised drawings (the submitted Roof Maintenance document authored by RCKa), the full height door is side hung with the adjacent window as a fixed window (with no opening light). This means that the door will be the only means of natural ventilation to this room. My concern is that this door will not remain locked as LBC have said. Rather the risk is that it will be opened at any time and users could easily access the roof with consequent noise and disruption to neighbours not only in Pentad terrace in Winscombe Street but also in Bramshill Gardens and Croftdown Road. It would fall to HNCC's neighbours to report disturbances on the flat roof to HNCC management. We are not willing to have this burden placed on us.

A linked issue is whether the glazed roof lights within this roof are designed for access. It will not be safe for people to have unauthorised access to the terrace. In my view it's not necessary for this opening to be changed to a door for maintenance access - visual inspections can be regularly carried out and access through the window would be possible, if and when needed.

Given the concerns residents have raised through the planning process - particularly around the issues of privacy, overlooking and the unacceptability of access to any outdoor flat roof linked to the HNCC facilities, we reject this proposed change.

Pentad Housing Society (freeholders of the terrace) raised the issue to LB Camden planners at the end of June 2022 with plenty of time for the site team to build the opening in accordance with the approved drawings. We therefore object to this application and specifically to this change to the approved drawings and repeat our request that the windows are constructed to the current approved drawings, which have been extensively consulted upon with the local community.

Yours sincerely

Elizabeth Smith