

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/5363/P	Nicola Coleman	23/12/2022 12:44:39	OBJ	<p>We live in Hawtreay Road in a house backing onto Nos 82, 80 and 78. Whilst we understand the desire of people to maximise their living space, we are concerned about the upward extension application for this property and would have raised the same concern about No 82's upward extension plan had we realised that planning had been applied for.</p> <p>The back of our house is probably less than 40 feet from the backs of the house numbers I mention above. This puts these six houses (Nos 78 to 88) in a particularly difficult position when it comes to upward extensions.</p> <p>I have several concerns.</p> <ol style="list-style-type: none"> 1. The cumulative effect of the row going up looks to be significant. It will be very messy if individual applications differ and don't work for the entire row. 2. The applicant hasn't shown the proximity of the houses in their sections, NOR PROVIDED any sunlight study to assess the impact on their neighbours. As I say, these particular terraces are very tightly packed and back to back. 3. We stand to suffer significantly from loss of sunlight and a clear sky view from our property once these upward extensions are built. Not only could this cause notable harm to me and to my neighbours on either side of me but the cumulative impact of a terrace of upward extensions may well substantially affect sunlight to adjacent ground floors and gardens. I don't see any daylight or sunlight study commissioned within No 78's documentation and would request, in the strongest possible terms, that this is commissioned prior to planning permission being considered or granted. I would add that BRE daylight calculation methods may be useful but they are not (I believe) intended to override the rights-to-light (ROL). My understanding is that ROL is much more than an abstract subject of interest only to lawyers. It's relevant to property owners, developers, lessees and others who are threatened with loss of light. I believe that this must be properly investigated prior to this application going any further. 4. I am concerned in terms of our privacy as the additional height gives the owner a better view into the back of our property. <p>May I draw your attention to your own Camden Planning Guidance Amenity document dated January 2021. Section 2 covers overlooking, privacy and outlook. I doubt that there is 18m between our two houses or that some of the other issues raised in your document are satisfied in this planning application. Section 3 of your document covers Daylight and Sunlight. I quote it: "The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels". As far as I can see, this has not been considered. I will be sending a copy of this to Chalcots Estate Limited as they (I understand) have final sign off on these projects. On a related issue, I am distressed that No 82's planning has been granted prior to my raising similar concerns about that upward extension.</p>

Total: 9