

From: Larissa Vicas
Sent: 16 January 2023 13:09
To: Planning Planning; Jaspreet Chana; Alex Bushell; David Fowler
Subject: 2021/6234/P - Planning Objection - AMENDED

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Please find an amended version of our objection which includes a specific reference to Camden Planning Guidance an Amenity, “Overlooking, Privacy and Outlook”. We request that you kindly use this version of our objection. Many thanks.

Dear Sir/Madam

Planning Objection: Flat 1, 14 Glenmore Road - 2021/6234/P

Given the size of the proposed extension and the negative impact on the enjoyment of our homes and gardens, we were surprised to find out only by chance about this application. Neighbours surrounding the applicant were equally unaware.

We hereby request that you kindly extend the closing comments date to allow everyone impacted an opportunity to consider the information before submitting their comments and to ensure a thorough and fair consultation.

In addition, the Architect has submitted the amended design drawings, but have not updated the following documents which will need to be corrected:

Design and Access Statement:

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Please remove point regarding adding a terrace. This has been deleted from the design drawings but not updated on this document.

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Camden should note that the owner has already replaced the back doors with new units, they are no longer the original doors. Please update this point.

Proposed Ground Floor Plan - Drawing Ref 532/PL2

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At first glance the garden appears square, but it is not, one boundary side is considerably shorter than the other, resulting in the extension not sitting square to the rear boundary. The drawings should be updated to accurately reflect this point as anyone not experienced in reading design drawings will misunderstand the impact of the extension on neighbouring properties.

We object to the proposal on the following basis:

Loss of Privacy

Our home is situated immediately behind the applicant and we therefore stand to be greatly impacted by this proposal. The gardens between 14 Glenmore Road and 23 Glenloch Road are very short in length, the gardens are not square as represented on the design drawings and there is very little green space to separate us.

An extension of this width, depth and the fact that it is elevated by several courses of brick, resulting in the necessity for several steps down to the garden, results in a considerable loss of privacy in our home and garden. The applicant will have a permanent elevated and direct view into our home at a considerably shorter distance.

The application does not satisfy the rules and requirements for good practice as set out in Section 2 of the **Camden Planning Guidance on Amenity, dated January 2021, “Overlooking, Privacy and Outlook”**. It will result in a significant loss of privacy in our home and garden and significantly reduces the separation between in our buildings. This will negatively impact on the quality of our lives and the enjoyment of our home and garden. We therefore object to this proposal due to the resulting loss of privacy and the reduced separation between our buildings.

To help illustrate this point further, we refer to document reference **532 PH02-Photosheet2**. We feel that the photo included in that document does not accurately represent the actual view between our properties. It shows a view taken with a full foliage tree and the photo does not appear to be taken square on. Bearing in mind that our property actually sits below the applicant and I am not very tall, I have attached a photo below that shows the deciduous tree without leaves, and photo taken square on.



If you imagine the entire back of the Flat moved 2.03m closer, you will understand how this will breach our right to privacy and why we wish to object. You will see the impact on neighbours down that entire run of houses whose existing view of greenery will become a large brick wall.

Impact on trees and negative effect on the environment

We also object on the basis of the risks to the surrounding trees and environment and ask that this point is addressed by the Architect when he resubmits his corrected Design and Access Statement, as requested above. We are concerned that excavations for foundations so close to the tree at 14 Glenmore Road, and also to the tree next to it at 12 Glenmore Road, may harm tree roots. This could result in instability or death of the tree or root shrinkage, all of which are a risk to neighbouring properties and garden landscaping. The trees are critical for nature, greenery and for offering some privacy from neighbouring properties given the close proximity. We hope the trees will be protected as if they were the subjects of Preservation Orders.

We also object on the basis of the following points:

As discussed above, the garden/Greenhaven between the properties of Glenmore Road and Glenloch Road is very narrow, this extremely close proximity and very limited green environment gives rise to a number of concerns regarding the proposed rear extension. We consider the extension to be **over-development**:

1. The extension will narrow the already narrow gap between Glenmore Road and Glenloch Road properties. You may assume the impact will only be felt by the properties on Glenloch Road but that is wrong. Properties looking down the Greenhaven will be met with a large brick wall where currently there is sky and greenery

2. The extension will block sunlight to the garden of No 12 Glenmore Road.

3.

The proposed rooflight in the rear extension will result in unacceptable light pollution. Aside from increasing the existing light nuisance to neighbouring properties, the light could result in harm to the wildlife in the Greenhaven. It isn't clear if the 1st Floor of 14 Glenmore Road forms part of the application property, if it does not, we are surprised if no objection is received from the owner of that property, the rooflight is directly below their window.

4.

The side return windows of No.16 Glenmore Road will receive less daylight due to the rising of the boundary wall.

5.

The extension abuts right up to the boundary of the properties, it isn't setback to minimise its impact. We note in some places it is only 40mm (4cm!) from the boundary wall.

6. Although not stated, there could be a future intention to separate the LG Floor from the Grd Floor. If the floors were separated resulting in a studio flat at LG Floor, it would necessitate additional bin storage and result in a greater occupational density. We hope officers will consider whether sufficient policy exists to ensure this does not occur or that if policy doesn't exist, any consent will be conditioned to prevent the LG Floor being separated at any time in the future.

7.

The application does not satisfy the requirements for good practice adopted in the **Camden Planning Guidance on Amenity, dated January 2021**, in particular:

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Section 2: Overlooking, Privacy and Outlook

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Section 3: Daylight and Sunlight

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Section 4: Artificial Light

Yours sincerely

Mr & Mrs Vicas