
From: Michael Wilson [REDACTED]
Sent: 14 December 2022 14:35
To: Planning Planning; Matthew Dempsey
Cc: [REDACTED]
Subject: 3 Akenside Planning Application

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In Re: Planning Application 2022/4009/P

Flat 1, 3 Akenside Road, London NW3 5BS

Variation of approved drawings (installation of privacy screen, extension to railings, installation of French doors; and, new capstone to parapet of rear terrace), in relation to application reference:2017/4652/P, 10/11/2017, for; Erection of single storey rear extension to ground floor flat with roof terrace enclosed by balustrades above for use by first floor flat; installation of 1 x new ground floor side window.

Dear Sir/Madam

We are the owners and occupiers of No.4 Akenside Road which shares a common boarder with No.3. We object to the granting of the above referenced Planning Application.

We would like it noted that the document “22074-101-PL3 - Proposed elevations with approved for comparison”, is factually incorrect, the approved drawing is not the one approved in the application 2017/4652/P, but rather one that was withdrawn in application 2019/0323/P.

The same is true of document “22074-101-PL2 - Proposed plan and elevations” which shows windows and doors on the side elevation which have not been given planning permission in application 2017/4652/P. Neither are they “As Built” as claimed on these plans.

As such there is no planning permission for either of these drawings and they do not reflect the true as built nature of No.3 and should not form the basis of this application.

The enlarged balcony

The enlarged balcony as proposed and as built is unacceptable to us and clearly the scale of it will have a detrimental impact to our amenity as the homeowners at No. 4.

This is the only outdoor space for the first floor flat and due to its large size and multiple doors it can accommodate a lot of people and will generate a lot of noise, this will have a serious impact to our amenity in both our home and our garden and is contrary to Camden's current planning policy. No attempt at mitigation has been made to reduce the impact on us.

Proposed Side Elevation alterations

We also object to the amendments proposed to the side elevation which runs parallel to our house. They have not been built. These alterations were proposed in 2017 and later withdrawn.

The proposed alterations include; 1) a new door at the side of the house and 2) larger first floor window. Contrary to what is stated in the application none of these modifications have been approved or built.

Camden's planning policy specifically requires home improvements to consider the loss of privacy and other amenities to neighbours: *"Home improvements CPG Jan 2021... requires that when designing your home improvement you need to consider the impact this will have on your adjoining neighbours in relation to the following key consideration,"* two of which are *"Overlooking/ Privacy"* and *"Noise"*.

Camden's policy goes on to say *"Regardless of the type of alteration or extension you are planning there are some basic principles that you should consider:... Ensure any opportunities for overlooking into or from your neighbours property are removed and privacy for all properties are maintained"*

No.3 is on the upper part of the hill and so has a higher elevation which results in it looking down onto our house at No.4. It is also set forward from our house. This means that any additions to or enlargements of windows and doors will have a detrimental impact on our property.

Proposed new entrance door on the side passage

We object to the proposed new entrance in the side passageway. At the moment the side passage is used for occasional access to the garden for maintenance, it has a locked gate which prevents casual access and affords a level of security.

If a new entrance door were to be allowed in the side passage, it would clearly result in a major increase in the use of the passageway adjacent to our front entrance and garden.

Due to the fact that No.3 has a raised pathway above our front garden and a low fence relative to their walkway, the increase in traffic will provide greater overlook of the habitable rooms on the ground floor and our front entranceway resulting in a reduction of the privacy currently afforded to our home, an increase in the level of noise disturbance, and new security issues.

Currently the front door of No.3 faces the street so it is a good distance from our house and, thus, affords us privacy, security, and noise abatement. However, if the access to the flats above the ground floor is primarily or solely through the proposed new side entrance door then the increase of delivery people, visitors, and residents entering and exiting the flats during the day and night will have a detrimental impact on our quiet enjoyment and privacy.

Proposed enlargement of a window on the first floor

The proposal to increase the size of the central first floor window would result in serious privacy issues, as this would look down into the habitable rooms on the front ground floor and directly onto the habitable rooms on the front first floor.

No other house has such an enlarged window and it is clearly visible from the street, it would not be in keeping with the style and architecture of the house or the other properties in Akenside road, which is in a conservation area.

We believe this is contrary to Camden's policy D1 which seeks to maintain the historic environment and heritage assets and requires that developments are secure and designed to minimise crime and antisocial behaviour.

The proposed alterations are contrary to Camden's Policies

We believe that the all of the changes in the Planning Application are contrary to section 7.9 of the Camden Local plan which requires *"Architectural features on existing buildings should be retained wherever possible, as their loss can harm the appearance of a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group"*

We request that the application for permission for the enlargement of the balcony, the installation of new window, and a door along the side passage way referred to above, is refused as to grant the application would adversely affect the noise, privacy, security and general amenity of our home.

We'd like our comments to be taken into consideration and would request that we are consulted prior to any changes or amendments being made to the application.