

Application No:	Consultees Name:	Received:	Comment:	Response:
2022-5111/P	T Robinson	27/01/2023 14:22:19	COMMENT	<p>I would be grateful if you could consider the following comments that I feel are relevant to the decision on whether to grant retrospective planning permission in this instance.</p> <p>I am a leaseholder in the Camden-owned block situated behind the property in question. We live in the lower maisonette directly behind 22 Elaine Grove. Our block is unique in design such that the ground level of the garden floor of the block is situated at a lower level than that of ground level of the property in question. We also have a large balcony that looks out onto the back of 22 Elaine Grove.</p> <p>Photos (which can be supplied on request- unfortunately, it does not appear possible to upload these to the portal) of the back elevation of 22 Elaine Grove, taken from my property and those of adjoining neighbours provide better perspective and illustrate the hugely negative impact that this creation of an additional storey on 22 Elaine Grove has had for the reasons set out below.</p> <p>-Plans do not show overlooking exterior door that has been added.</p> <p>The plans included in the retrospective planning application expressly state that there is 'no access to flat roof or windows on the elevation'. This is simply untrue. The building work that was undertaken has produced a structure with a door opening directly facing my [redacted] and balcony. This door was in constant use during the construction and remains in place. It is a fully functioning door- we have seen, from our living room sofa, people using that door to access the flat roof, to inspect the building work and to drink cups of tea on the flat roof.</p> <p>-Height of new building.</p> <p>This new building on the roof of 22 Elaine Grove significantly increases the height of the existing buildings (excluding the chimney stack), extending more than a metre above the existing parapet wall at the point closest to our property. This is clear from the drawing but best seen from the attached photos. This increase in height effectively adds another floor to the building, something that is completely out of character with the rest of the buildings on this side of Elaine Grove.</p> <p>-Overshadowing adversely impacting neighbours enjoyment of their property</p> <p>Our lower maisonette property on Mansfield Road is set at a lower level than Elaine Grove so the effect is that we are losing a lot of 'sky' from the views available from our living area and balcony. Living in a lower maisonette means that access to light is already limited and our ability to use the downstairs of our property without constant electric lights being on is incredibly important.</p> <p>Again, I would be pleased to provide photos or have someone view the new building from the rear of our property.</p> <p>-Overlooking/Privacy of neighbours</p> <p>It is important to note that the plans accompanying this retrospective application do not show the door that has been included on the side of the building. Although covered in roof tiles, the door is clearly visible in the pictures I attach (left hand side of new building)</p>

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The door onto the flat roof section means a 'roof terrace' has effectively been created where non existed before, with this new building providing access via this newly created door. As before, this is just not shown in the plans.

Use of this door will create a significant impact on our ability to enjoy privacy in our property and its garden due to the overlooking that has been created. Further, use of the flat roof accessible by the door is likely to create significant additional visual disturbance and noise that we are not currently subjected to. Noise at roof level also carries much further so impact will be increased.

-Impact of design and finish of new roof building

The vertical wall of the new roof building is covered in roof tiles (laid, as the construction photos should illustrate, on a wooden frame). This makes it look particularly ugly, presenting to anyone seeing it from the Mansfield Road block as a black trapezoid box, contrasting strongly with the aged tiles of the sloping roofs and brickwork of the walls in the other buildings.

As far as I can tell, all other vertical surfaces in the buildings of Elaine Grove are either exposed brick or render. The continuous black vertical surface of this new building is over-bearing and out of character with the rest of the street when viewed from Mansfield Road block.

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