

Dear Alex and Jaspreet,

I have reviewed the revised plans for planning application 2021/6234/P and have meet with the applicant's architect too. Regrettably, I feel I must submit a further objection on the following grounds:

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#### 1. Amenity.

The existing configuration of the properties on Glenloch Road and Glenmore Road is already unacceptable in respect of amenity, over-looking and privacy. The proposed rear extension will exasperate the issue.

On 15<sup>th</sup> January 2021, Camden Council adopted a Supplementary Planning Document regarding amenity. The document states: -

- (i) "The Planning Guidance on Amenity is intended to support the policies in the Camden Local Plan 2017 and is a formal Supplementary Planning Document (SPD), which is therefore a "material consideration" in planning decisions."
- (ii) "Interior and exterior spaces that are overlooked lack privacy, which can affect the quality of life of occupants. The Council will therefore expect development to be designed to protect the privacy of the occupants ....."
- (iii) Regarding separation between buildings "to ensure privacy, it is good practice to provide a minimum distance of 18m between the windows of habitable rooms in existing properties directly facing the proposed (either residential or non-residential) development, assuming a level topography. In instances where building heights, design or topography mean that opportunity for overlooking would be increased, it is advisable to increase this separation distance"

The distance between the application property and the rear of 23 Glenloch Road (directly facing each other and all windows serving habitable rooms) is approximately 15m, the proposed extension of 2m will reduce the distance to 13m, 28% below the Council's formal guidance. The topography is not level and therefore the separation distance should be increased. The finished floor level of the application property is approximately 1.2m higher than properties on Glenloch Road. Of note is that due to the increased height, mitigation measures such as fences and hedges are ineffective.

The proposed extension is entirely contrary to the Council's planning policy on amenity and will be detrimental to the quality of life of neighbours. I trust you will give material consideration to your Supplementary Planning Document when determining the application.

As a less material point but still of note, the applicant themselves will suffer from over-looking due to the large rooflight that is proposed.

#### 2. Visual Impact and Conservation Area.

In response to my previous objection, the applicant has submitted a section showing the side of the proposed extension, this does not show the extension in the context of the neighbouring properties.

To aid your appraisal of the application and demonstrate the real visual impact of the extension, please see Appendix 1, images showing the massing of the proposed extension as viewed from my property from various angles and in the context of adjoining properties.

The proposed extension is over-bearing, incongruous with the surrounding properties and ruins the uniform design and features of the rear elevation of the terrace. For me and occupiers of any other adjoining properties, open sky and greenery are replaced by a tall brick wall, that cannot be acceptable.

If an alteration as harmful to the design and features of the terrace was proposed at the front of the application property, it would not receive consent due to breaching the Belsize Conservation Area Guidance. Due to the proximity of the neighbouring properties, I believe the rear elevation should be afforded the same protection.

### 3. Light Pollution.

A large rooflight is proposed for the rear extension, it will result in unacceptable light pollution, causing a nuisance to all neighbouring properties and potentially harming the wildlife that within the very limited Greenhaven formed from the small gardens.

Although all neighbouring properties will suffer from the light pollution, most notable must be the impact on the 1<sup>st</sup> Floor of 14 Glenmore Road, this part of the building does not form part of the application property. As demonstrated by the images in Appendix 1, the rooflight is extremely close to the adjoining owner's window, the light pollution will have a negative impact of the well-being of the 1<sup>st</sup> floor occupier. It cannot be acceptable in planning terms to permit such an issue to be created, even if the current occupiers are both willing to accept the issue.

### 4. Waste and Recycling.

The application is for part of the building not the entire building but seeks to alter the configuration of the bin store that serves the entire building. I do not think adequate provision has been made for the entire building. If consent is granted to a design that does not adequately reflect the building's occupancy and the Council's current refuse collection processes, it will result in wheelie bins being left permanently on the pavement, blocking the public highway and causing blight to the Conservation Area.

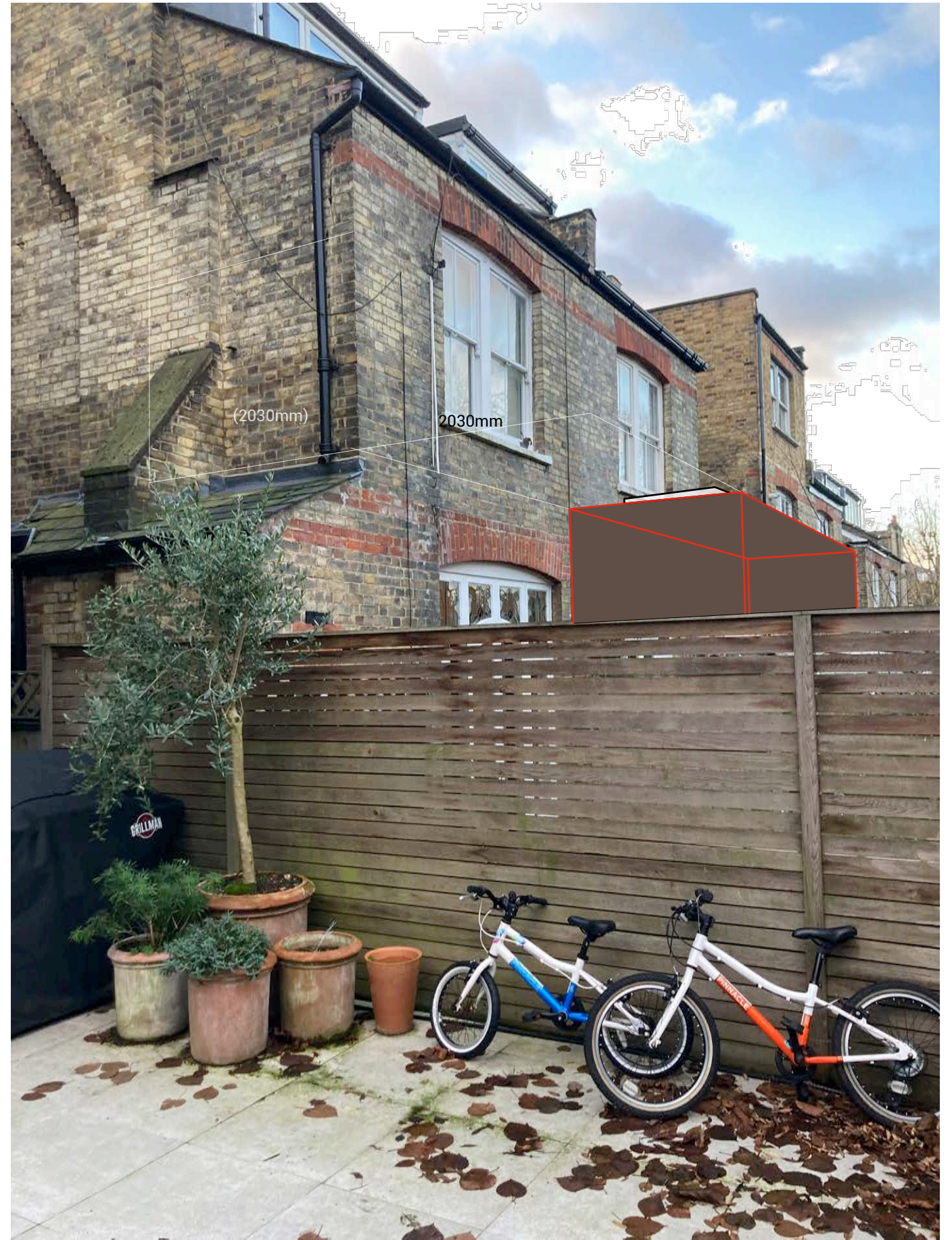
During my meeting with the applicant's architect, I enquired whether the volume of bins provided within the proposed bin store was based on the space the applicant deemed available for bins or a calculation of the volume required, assuming the Council's stated volumes within the Council's Local Plan and Core Strategy. Disappointingly, the volume is based on the space deemed available.

The applicant should provide a detailed calculation of the bin volume required for the building and evidence that the design has sufficient space to accommodate the bins. If more space is required, the proposal should be revised accordingly. I cannot think of any justification for the design not being required to strictly adhere to the Council's policies that are in place to promote recycling and manage the impact of development on occupiers and neighbours. Wheelie bins on the pavement should not become a notable feature of the Conservation Area.

In the 11 years I have lived on Glenmore Road, I cannot recall a planning application generating so much discussion between neighbours or eliciting so many objections, presumably the threshold for referring the application to your Member's Briefing Panel has been met. If your recommendation to the Panel is to refuse consent, I hope Member's will support your recommendation and allow the decision to be made under delegated powers. Conversely, if your recommendation is to grant consent, I hope Members will require the application to be determined by the full Planning Committee.

Kind regards

Ben



View 1 - existing and proposed



View 2 - existing and proposed



View 3 - existing and proposed