

47 Northaw Road East
Cuffley
Hertfordshire
EN6 4LU

8th December 2016

FTAO – Mr. S. Dicooco

Dear Sirs,

Re: Application 6/2016/1855/VAR

Further to your recent notification concerning the above application and that the appellant has applied to remove condition 2 (obscured glazed dormer windows) we note that the appellant has now issued a window detail and we would respond as follows.

We strongly object to the proposal as drawn.

There is no need for restrictors on the windows. If it is suggested that these are required for ventilation purposes or so that in event of a fire the windows can be opened then I would point out that there are other means of ventilation and escape. A Juliet balcony to the rear of the property, large window to the front and also a number of roof lights in the roof slopes. It should also be pointed out that the windows are fitted with trickle vents which complies with Building Control regulations.

The Condition pertaining to the Planning Permission states “all side facing dormer windows of the building shall be glazed with obscured glass and shall be fixed as to be incapable of being opening below a height of 1.8m above the floor level”. The drawing shows the fanlights are at 1.7m above the floor level, therefore these should be fixed and obscured in line with the condition.

We are not aware of a “general acceptance” by all Local Authorities as to 1.7m above finished floor level for obscure glazing.

Please also note that at 1.7m this would allow an average height person the opportunity to look through the fanlight straight into our bedrooms which as previously documented is not acceptable.

We would also like as a matter of record to voice our concern that contained within Apcar Smith Planning letter dated 28th November 2016 it states that you have already agreed to certain elements of this application. We would like your assurance that this is not the case and is a presumption by the appellant’s consultant.

As in our previous correspondence we would reiterate that the Planning Department must abide by the decision made by you as a Planning Department and ratified by the Planning Committee and not bow to consistent pressure from the appellant to overturn the Planning process.

Yours faithfully,

David Chapman

Mr & Mrs Chapman