

Application No:	Consultees Name:	Received:	Comment:	Response:
2022-5663P	David Hopkins	15/03/2023 15:46:09	COMMENT	<p>I am the owner of 27 Byron Mews. Under the covenants of a freehold agreement that applies to all 61 properties in Byron Mews, owners must obtain permission (via the managing agents) from the freehold company, Byron Mews Residents (Hampstead) Ltd, for any changes to the external appearance of their property. (I happen to also be a director of the freehold company.) I would make the following points:</p> <ol style="list-style-type: none">1. This application includes a proposal for a loft extension. This property is in a terraced block consisting of two houses (Numbers 29 and 30) sandwiched between two blocks of 5 flats at each end. The whole block is symmetrical, so that Number 29 is a mirror image of its immediate neighbour Number 30. Number 30 carried out a roof extension some years ago. I believe that the management company would require any changes to the external appearance at the front and the back to preserve the symmetry as far as possible and to mirror the corresponding features of Number 30.2. I understand that the building regulations in force at the time Number 30's roof extension was done required the owner to reduce the ceiling of the existing top floor by a significant amount to provide the required head space. If these regulations are still in force, any building work carried out by the owners of Number 29 will need to take this into account.3. This application also includes a proposal to build an extension at the back of the property. The freehold company has always held the view that owners should not be allowed to extend their properties into the garden areas at the rear, as we are in a conservation area and this would negatively impact the 'town house with back garden' style of the houses in the Mews. I do not think permission would be given for this rear extension, as this would set a precedent that could lead to many of the other properties doing the same, resulting in the back gardens being built over and leaving those who wish to keep their gardens feeling 'boxed in'.4. Extensions into the gardens could also have an impact on noise and light for neighbouring properties. In this case, Numbers 24 and 30 are immediate neighbours to this property and flat Numbers 25, 26, 27 and 28 overlook their garden.
