

From: Denise Arnold
Sent: 07 August 2023 16:31
To: Planning Planning
Subject: Application Number 2023/2627/P Site Address 5 Hargrave Place
N7 0BP

I am writing to object to the application to add an additional - fifth - storey to the residential block at 5 Hargrave Place, as it will have a detrimental effect on immediately neighbouring residential properties, including my own.

consider that this development is not appropriate to its surroundings. It will significantly stand above the buildings in Brecon Mews and the adjacent Admiral Mann public house, as shown in document 013 Proposed Elevations.

It will affect the privacy of 5-7 Brecon Mews as the additional storey will directly overlook and overshadow the roof skylights to our rear bedrooms and bathrooms.

And it will present to 1-4 Brecon Mews as a view of a looming, angular block behind the roof line of 5-7 Brecon Mews, and will reduce the afternoon and evening daylight/sunlight coming into the Mews.

Importantly, the previous owner of No. 7 was in dispute with the developers some 8 years ago about the lack of adequate foundations to the rear of the development, which is causing some settlement and cracking to the rear of our properties. Building an additional storey would make matters far worse.

In general, this is a piecemeal addition, not envisaged in the original planning application for the block. It would be an overdevelopment with additional impacts on neighbours that should be considered - they are ignored in the accompanying Planning Statement and Daylight Sunlight Report. In conclusion, this is another opportunistic pitch by the developers of the site seeking to make still more revenue without any genuine regard for the neighbourhood and its residents.

Denise Y. Arnold (Professor)