

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3346/P	Giancarlo Pfeifer	28/10/2023 13:52:09	COMMNT	<p>I live in Dunrobin Court, and we see the back of 14 Alvanley Gardens and for this reason I am interested in any development that may:</p> <ol style="list-style-type: none"> 1. spoil the view from our apartment, 2. cause increased noise and nuisance (Dunrobin court acts as a reflector/acoustic amplifier for any noise coming from the houses in Alvanley Gardens). <p>I was initially concerned about the application as raising the roof/increase living space on the top floor could impact our privacy, and of course have a detrimental impact to our view. I checked many times the documentation included, and maybe it was me unable to read the plans correctly, but I didn't see exactly by how much 14 Alvanley Gardens will be raised.</p> <p>If - as I understand - only the roof is lifted to make space to rooms, I expect the impact to be minimal and therefore it shouldn't be a problem for me. I would be very grateful if the approvers could verify that the extension won't make the building significantly taller, in which case I may object to the extension.</p> <p>I see that the plan shows the creation of a game/recreation room in the roof/top floor. I hope that this won't be causing noise (especially in summer when people tend to keep their windows open).</p>

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2023/3346/P	Francis Roodt	27/10/2023 01:22:52	OBJ	<p>My family and I live in Dunrobin Court, 389 Finchley Road, which is a mansion block building built in 1928 and predates the house built on 14 Alvanley Gardens. My flat faces the rear of 14 Alvanley Gardens and this is the first time I am submitting comments in relation to the planning application for this property.</p> <p>I wish to object to the planning application for the following reasons:</p> <p>a) The application for planning permission includes a proposal to add an additional floor to the property. This aspect of the proposal raises a number of significant and specific concerns which are as follows;</p> <p>i) The new design proposes that the second floor would include two new second floor windows and a balcony which would not only overlook our communal garden but also result in a direct line of sight into the living rooms and bedrooms of our building. The impact of this would be to significantly reduce the privacy and comfort both to me, my family and other residents in my building. This would be the first house on Alvanley Gardens to have second floor windows overlooking our Dunrobin Court communal gardens and flats in this way.</p> <p>ii) Residents have previously complained about the noise from late night parties being held at several properties along Alvanley Gardens. To see that the primary use of the space overlooking our garden and flats is intended to be an entertainment room is extremely worrying. Furthermore, it seems particularly frivolous use of this space given the permanent impact this proposal is likely to have on my neighbours, my family and I.</p> <p>iii) The application makes a case that the new second floor will not exceed the height of the pitched roof at the front of the house. While this may be true, the existing pitched roof is very high but the highest ridge is relatively short, a couple of metres at most. However the proposal will significantly increase the height of the property at the rear, facing Dunrobin Court, any reference to the high pitched roof at front of the building is less relevant to us. What is far more relevant is that proposal aims to build upon the flat roof at the rear of the property. As previously noted the second floor will include two new windows and a balcony overlooking Dunrobin Court communal gardens with a direct line of sight into the living rooms and flats of Dunrobin Court. In addition to these concerns the proposal to build the new second floor and expanding the height of the roof at the rear of the building will introduce a significantly higher and continuous flat ridge and will certainly block out natural light which is particularly important during the winter months while also imposing a higher, unsightly, monotonous skyline which will be most apparent when my family and I are in the garden.</p> <p>iv) I am somewhat dismayed that the light study opts to use graphics representing sunlight during the month of July for the purposes of the Sun Path Study. Given the building lies to the South-West of Dunrobin Court the greatest impact on light will be during the winter months. The light study as presented obfuscates the true impact of the proposal during the most important months of the year for natural light.</p> <p>b) I also believe that the general scope of the application is somewhat disingenuous. I note for example that the applicant claims that the purpose of this application is to accommodate extended family and appears to be the justification for the proposal to erect a second floor. The planning application does indeed propose that two new bedrooms are added to the new floor. However, the new designs also include removing one bedroom from the first floor. The overall result is that the addition of an entirely new floor increases the total number of bedrooms by one single bedroom. Furthermore, I note that the current ground floor contains; a study, a sitting room, a living room, a lounge and a large utility room in addition to the kitchen and dinning room. One can't help but wonder whether better accommodation could be made for an additional bedroom within the not insignificant amount of space already available without having to permanently disrupt the quality of life of others.</p> <p>c) More generally, I have concerns regarding the addition of floors across properties in Alvanley Gardens. This would be the first house to build a second floor (at least from my direct eyeline) on Alvanley Gardens setting a very unwelcome precedent. This application relies to a significant degree on the claim that the additional floor will not be quite as high as an existing steep pitched roof at the front of the property. As noted previously my</p>

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				<p>concerns relate to the rear of the building. It would be particularly egregious if planning permission was accepted that would set a new precedent for other houses along on Alvanley Gardens based on a single feature at the front of 14 Alvanley Gardens. Should other properties be permitted to mirror mutatis mutandis this application, it would have a multiplying impact on the concerns I have raised, reducing the natural light, raising the skyline and infringing on our right to privacy in our communal gardens, living rooms and bedrooms. I would be very grateful if you could inform me well in advance of any final decision in relation to this application should any aspect of my submission, in whole or in part, be disqualified for legal, procedural or any other reason.</p> <p>Thanking you in advance for your consideration of these matters.</p>
2023/3346/P	Nobuyuki Takasugi	21/10/2023 10:50:57	OBJ	<p>I don't like building a new roof, because of the following reasons.</p> <ol style="list-style-type: none"> 1. Our garden may get darker and wetter because of less sunshine. 2. We can enjoy less sky view from our window.