

- **Addresses** 57 Hillfield Road, London, NW6 1QD
- **Development Types** Residential Extension

Erection of single storey rear extension to first floor.

planning@camden.gov.uk

OBJECTION to planning application.

Re: Objection to Building Permit for Proposed Single-Storey Rear Extension at 57 Hillfield Road

Dear Sir/Madam,

I am writing to assert my formal objection to the planning permission requested for the erection of a single-storey rear extension to the first floor of 57 Hillfield Road, with particular emphasis on the room situated at the rear side of the first floor. The extension project proposes an extension of 1.5 meters, protruding beyond the end line of the pitched roof shared by both properties over the party wall. No house in the proximity presents such an uneven solution, which would make it stand out in an unpleasant way, and it is not a hidden rear garden. It is highly visible from the public road.

My objections are grounded in the following substantial concerns:

Proximity to Existing Window: The proposed extension's location within one meter of the only window in the rear first-floor room at 59 Hillfield Road is highly problematic. Such proximity would significantly compromise the privacy, natural light intake, and overall functionality of the room. This would not only result in the loss of amenity and use of the drawing room but also disrupt the established quality of natural light that has been consistently enjoyed for the past 25 years.

Structural Integrity: The proposed extension is reliant on a partition wall with insufficient structural bearing, posing an imminent risk of damage to the adjacent room and the one below (recognised by both parties for the purposes of the previous permit application, which would have obliged to the erection of a dedicated wall on 57 Hillfield Road land). The potential adverse effects on the structural integrity of 59 Hillfield Road have not been quantified, nor has there been sufficient consideration of the additional structural work required at 59 Hillfield Road to prevent any damage.

Roof Structure and End-Line Modification: The extension necessitates modifications to the existing roof structure of 59 Hillfield Road, which would result in an aesthetically displeasing alteration to the end-facade of the rear extension. Moreover, there is a legitimate concern that these modifications could compromise the safety and stability of the roof. It is important to note that significant

renovations have recently been carried out on both the roof and the interior of the adjoining room to the proposed extension.

Not Part of the Party Wall Agreement: It is essential to highlight that this extension work falls outside the scope of the party wall agreement and award previously granted under planning application 2022-1640-P (which work is currently ongoing). This raises questions regarding the legitimacy of the proposed alterations and their impact on the adjoining properties.

Sunlight and View Restriction: The extension's placement is likely to cast shadows over the adjacent property, thereby obstructing the natural flow of light and sun, which has been a cherished aspect of the environment for the past 25 years. This adverse effect on the environment and the overall quality of amenity in the area must be taken into serious consideration.

Loss of Privacy: The extension would enable a significantly wider view into the rear garden of 59 Hillfield Road, potentially infringing on the residents' ability to freely enjoy their property in a private manner.

Property Value: The proposed extension poses a real risk of decreasing the value of the property at 59 Hillfield Road. The proposed alterations to the existing structure, diminished natural light, and the potential negative impact on the surrounding environment could have an adverse effect on the property's market value.

Lack of Detailed Information: The planning application lacks essential information regarding the potential effects of the extension, both visually and structurally. There is a lack of architectural and environmental impact assessment on the neighbouring property of 59 Hillfield Road. There is no drawing at all about that. There is no drawing of how the end line of the wall would look like, a twisted structure at the best, very unpleasant to the eye. Additionally, there is no information provided on the technical feasibility of the construction and its impact on the adjacent and lower rooms of 59 Hillfield Road, no engineering or technical data, and an inherent incongruence within the drawings as to the proposed changes (the fact that in the front view of the rear part of the property you can still see a small roof above the first floor, is totally misleading, since that small roof would not be there should this proposal be followed).

<https://camdocs.camden.gov.uk/HPRMWebDrawer/Record/10196526/file/document?inline> , "Elevation proposed" , Title "rear elevation bottom right" (drawing) , grey roof, while longitudinal section does not present a roof (straight building end line, from bottom to top, named erroneously "Original rear end wall").

Very little time to object - The relevant permit notice has been made public only on the 23rd of November, leaving little time to object and consult, and affixed only on two posts in this area.

Given these compelling grounds, I respectfully request that the planning permission not be granted for this extension.

Thank you for your diligent attention to this matter. I eagerly anticipate a fair and meticulous reconsideration of the planning application.

Yours sincerely,

Manuela Simonetti