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**From:** Helen Lipsey [REDACTED]  
**Sent:** 31 December 2023 13:45  
**To:** Planning  
**Subject:** Application 2023/4459/P

[REDACTED]

F.A.O the case officer for application 2023/4459/P

I write as the owner and occupier of the Lower Ground Floor Flat, 27 Primrose Gardens, NW3 4UJ.

To claim (in the daylight report submitted) that the proposed development will have 'little impact' is utter nonsense. As the occupier of the Lower Ground Floor Flat I will be directly adversely affected by the proposed increased height and length of the party wall with No. 25.

I will feel more enclosed.

I will have a reduced outlook.

There will be an actual loss of natural daylight into my home.

All of which combine to seriously adversely affect the amenity presently enjoyed by me in my flat.

The granting of consent to the proposed development would therefore diminish both the enjoyment and market value of my property. This is completely contrary to what the planning process is meant to achieve, and guard against. It is therefore deemed unacceptable in its present form.

In addition, with regard to the daylight report tabled by the applicant I am advised by a planning consultant that the officers comments therein should be disregarded as an Inspector would determine that the interpretation by the officer is contrary to the specific regulation concerning the 45 degree allowances.

The 45 degree rule is, de facto, specifically designed to limit proposals of the quantum indicated, in order to ensure that there is no resultant adverse impact to the amenity of any adjoining owner.

As I am an adjoining owner I do not wish the present amount of natural light, view and sense of enclosure to be affected at all.

The enjoyment of my flat should not be diminished in any way by any development proposal which exceeds the permitted regulatory planning standards which the present proposal does (a point actually even recognised in the daylight report).

It is patently clear that the current proposal does, without any doubt, contravene the permitted limits affecting the adjacent property. The fact that the proposed development infringes the relevant permitted development criteria renders it unacceptable and therefore it must be refused.

Regards,

Helen Lipsey