

Application No: Consultees Name: Received: Comment: Response: 2023/5135/P Giuseppe  
21/01/2024 21:58:41 OBJ Marchese Proposed Ground Floor Plan PL-134-04 shows an extension with door that causes two problems. First, the door will give access to walk on top the previously approved lower ground extension giving line of sight directly into my two young teenage daughters' large and only window, see attached photo. Not only does it give access from 134 to look over the existing garden wall, it also gives line of sight to look back onto all adjacent neighbouring flats regardless of the floor. Second, the extension is one story above the current garden wall which will completely block direct sunlight, see attached photo. The photo shows sunlight coming directly into my flat at the lower ground floor level. Sunlight into my raised ground floor will similarly be blocked. To clarify, this extension will block ALL of my direct sunlight of ALL my rooms adjacent to this extension. To further clarify, with this extension, these rooms will NEVER receive direct sunlight again. In addition to completely blocking all direct sunlight, it will also block much of the indirect sunlight into my flat at both my raised and lower ground floors

## RESPONSE

### Addressing the point on the door

***Image 1: 132 Belsize Road (neighbour- Giuseppe Marchese): Door at the ground floor leading to a wooden platform overlooking neighbour.***





**Image 2: 136 Belsize Road (neighbour): Door at the ground floor leading to a wooden platform (1.7m extension) overlooking my garden**



## **Example of another door at 152A [3 bedroom Flat for sale in Belsize Road, South Hampstead NW6 \(Under offer\) | KFH](#)**

As you can see from above images, door at ground floor leading to a wooden platform on ground floor with super easy access and overlooking the neighbour is a common feature at Belsize Road. At least both of my neighbours (132 BR & 136 BR) have it. The wooden platform extends to 1.7m from current rear brick walls.

### **How the current door proposal at 134 Belsize Road is different?**

- 1) The French doors will have a balustrade of 1m which will prevent any easy access to the green roof as opposed to the current situation where doors at ground floor *for both 132 and 136 BR (as a reminder my house is 134 BR – so right in the middle)* lead to a wooden platform of 1.7m extension on the ground floor. There are people standing on the wooden platform that clearly violates all aspects of our privacy as it allows direct overlooking into our garden and rear lower ground extension which has skylights on top as per the approved planning (2023/0655/P)
- 2) As stated earlier one of the purposes of the door apart from encouraging more air and indirect light is for access to green roof for maintenance purpose only. The height of the balustrade will be 1m which won't allow for easy access unlike the current situation where our neighbours have easy regular access to wooden platform as shown in image 1 and 2 above.
- 3) Our neighbours have a wooden platform extending beyond rear brick walls by up to 1.7m at ground floor where they currently stand and overlook neighbours. We have a green roof instead (which was approved in 2023/0655/P) and I can't stand on green roof as it will destroy the green roof (as green roofs are difficult to maintain anyway)
- 4) **Given the issue of privacy, we are flexible to make provisions for screens on both sides on top of the shared garden wall. This is to avoid any privacy issues for everyone concerned. We are flexible on discussing the right screen height which suits everyone. The height of the current wooden platform at our neighbours is around 1.3m above garden walls. Hence a logical screen height of 1m should work.**

*From precedence, at minimum we should be allowed to build the door at the ground floor leading to a wooden platform. Would be absurd if 132, 136 BR & 152A have more right to indirect light and air through their door's & 134 BR is not allowed to build a door with a balustrade incorporating side screens.*

### **Issue of Light because of 1.7m extension**



- 1) It's a north facing 7m garden depth. The height of the building is >6m. So, there is no direct light coming directly into the garden. Please see photos below taken at different points in time.
- 2) The extension is in line with the 1.7m ground floor wooden platform extension at 136BR.
- 3) Kindly see below photos as viewed from the angle of 132BR (*For 8 months there is not enough light anyway, so pics below were taken from June to Sep to illustrate the point*)
- 4) *Additionally, I invite council planner to visit any day and anytime on short notice to our garden to judge for themselves*













## TYPICAL SUNNY DAY – VIEW FROM THE TOP

