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**From:** Tony Leifer <[REDACTED]>  
**Sent:** 04 March 2024 18:42  
**To:** Sam FitzPatrick  
**Cc:** Sue Leifer  
**Subject:** RE: 2023/5059/P - 44 Downshire Hill, NW3 1NU - Planning application comments

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Dear Sam,

Thank you for your acknowledgement of receipt of my comments in relation to the development proposals of 44 Downshire Hill.

May I ask you please to take on board the following additional comments in relation to the proposed works?

The existing house is, in most respects, traditional in its character and change should be monitored closely. Development may not be suitable in relation to some of the changes. We regard it as essential that conditions be placed on the development, so as to ensure that all proposed change, if approved, will enhance rather than adversely affect this listed house, its setting, the conservation area in which it is located and the amenity of neighbouring residents. In our opinion, the introduction of appropriate controls is necessary in the interests of a fine building and its surrounds.

It currently appears that the enhancement and extension of the ground floor outdoor terrace will result in significant change, particularly the extent to which the extension is directed towards 45 Downshire. In the context of the present building, the extension of the existing rear terrace, an addition closer towards 45 will cause a material intensification of use, resulting in a significant risk of enormous adverse effect on privacy, opportunities for overlooking, noise, disturbance and loss of amenity. Protective conditions must please be imposed.

I understand that the target date for determination of the planning application is 15 March, taking into account our objections, comments and suggested conditions, including our own. If further information has been provided to you since the planning application was made, please can you email this to us as a matter of urgency.

May I please ask that issues raised by us, and perhaps others, will be closely considered and, if further input appears to be necessary, we will be contacted and pleased to provide any further insight.

Kind regards

Norman Leifer

