

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5407/P	Janice Bowmer	28/03/2024 00:00:36	COMMNT	<p>Objection</p> <p>I object to the erection of an outbuilding on the following grounds:</p> <p>1 The garden room is aggressively sited at the level of my windows. In particular, the large windows and glass doors are at the same level as my bedroom window, facing directly into my rooms and so close to the house that it is less than 23 feet away (7 metres) from my bedroom window. This is a large, glazed structure, not at the basement level of their own flat, but up at the raised ground garden level facing my flat. In the application it is stated to be an office building. This means that I may have permanent occupation facing my windows with people working and looking directly into my bedroom window as well as my day room window during the day. However, the applicant has also stated to us flat owners in the building that they want to use their basement flat for letting on an Airbnb basis. This would mean that the outbuilding would almost certainly be used as living accommodation, evening and night as well. There can be little doubt that this is their intention because they have already instructed their workmen to cut my trees without my permission or planning consent and have laid underground drains all the way from the proposed site across the garden and down to their basement. I believe it would be naïve to believe that this building would not be used in an unreasonably intensive way by frequently changing occupants.</p> <p>This is not in the spirit of how the garden was designed: the original long garden was thoughtfully divided into two roughly square gardens when the house was converted to four flats. The basement flat was given the garden section nearest the house in order that the (my) ground floor flat's garden would not dominate and overlook their basement flat. My own garden would get its privacy by being sited beyond their garden. But now this proposed building would damage the amenity of my flat in two ways. Firstly, as set out above, it would now dominate my flat in a most un-neighbourly fashion. Secondly, their building – with its rear double doors opening out directly to the south onto the boundary of my own garden beyond would dominate my garden and take away the privacy of my personal space. These doors would inevitably be open (to the south) at the very times when I would most want to use my own garden.</p> <p>When the house was converted, Hampstead Lane to the front of the house was already noisy and busy. All the flats were designed to be stacked 'like over like', with receptions to the road side and with the bedrooms on the garden side, to benefit from the quiet aspect to the rear, free of disturbance. This is how it has been to date until the present applicants recently bought the basement flat and are reversing this balance by putting their noisy living rooms under my bedroom and to then apply to extend this living area into their courtyard right under my bedroom window. I also strongly object to this.</p>

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2023/5407/P	Raoul Bostrom	27/03/2024 22:30:03	OBJ	<p>I am the direct neighbour at West Cottage, 21 Hampstead Lane and I and my family have lived here for several years. We particularly value the quiet green aspect to the rear of our house, which is rural in feel, with mature gardens and trees. At night it is exceptionally dark and quiet and bats are often seen. This is very much in contrast with the heavily trafficked, noisy and polluted Hampstead Lane to the front. It is therefore a relief to have our bedrooms look out to the rear over our own and the neighbours gardens and we very much value being able to sleep with the windows open.</p> <p>The erection of such a large residential building so close to our bedrooms will significantly affect our amenity. The distance from our master bedroom French windows to the proposed building is less than 6 metres [19'8"]. Their facing doors and windows are less than 6.5 metres [21'4"] from our bedroom window. Even the distance to the patio doors at the far end of their building is less than 8 metres [26'3"]. It seems unreasonable to allow a residential use building to be sited as close as this.</p> <p>We understand that the applicants who own the basement flat intend to create living accommodation, with toilet facilities already under construction, at the higher ground floor garden level. As they only own the first half of the length of the original long garden, this building is proposed to be situated in the middle of the open space, too close to our house and to the other flats in their own building. It would also be a disproportionately intrusive structure, with extensive areas of glass which would create most unwelcome light pollution.</p> <p>The building would be capable of being in constant use, emitting noise and creating disturbance throughout the year and particularly in summer when the doors will likely to be open. It is particularly worrying in that we have recently been informed that the applicants intend to use this building for Airbnb purposes, with the much publicised disturbance that this is likely to create. The building represents therefore a significant intensification of residential use in a garden environment to which I object.</p>