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APPLICATION REFERENCE: 2024/0439/NEW

Building of a 3metre high rear extension, felling of 50 year old tree and changes to the front of the property at No 19, Steele's Road, London NW3 4SH

I am objecting to the proposed rear extension for the following reasons.

Loss of Light

The lower ground dining area of my flat is lit by two small windows and six panes of glass in the door. It is an already dark room. There is no other lighting.



The proposed extension will rise up 3m along the side of my property and 3m out from the wall of No 19. This will effectively block a large amount of the light I now enjoy from the open sky. The side of the extension will be 1m from my window at its nearest point and 1.5m from the furthest.

Loss of Outlook

The building of a flanking wall 3m long and extending 3m from the back wall of No 19 will obscure the existing outlook from my window. Instead of looking out onto a garden and sky I will be looking at a brick wall, 1m away from me.



Present outlook. The proposed extension will block a considerable part of my outlook.

Loss of Privacy

The building of an extension at 21 Steeles' Road on the other side of my property and the erection of iron railings on the terrace has had a serious impact on my privacy. The extension is approximately 2m from my study window. (see picture below). Anyone standing on the terrace can see directly into the study area of my living room and my living room. During lockdown the children of the previous owner of No 21 would wave at me while I was at work at my computer, and shout down at me if I was sitting in my patio or at the end of the garden.



View from my study window

Lack of privacy

There is no way I could enforce my privacy nor could Camden Council although I believe the residents were required to only use the far end of the terrace.

While the owners of No 19 claim they will not use the roof of the extension as a terrace and plan to “green it” there is no way I or Camden Council could monitor or enforce this.

The claim in the Planning Design and Access Statement by Webb Architects Limited under No 6 Proposed Works: Design Statement a) Rear Extension vi) Impact on Adjoining Owners that:

“The deepest part of the extension has been set back more than 2m from the boundary line and so with the depth limited to 3m no overshadowing or sense of enclosure will be experienced by the occupants of the LGF at No 20 Steeles,” **is entirely untrue**. I will now have high brick walls on either side of my kitchen and dining area. This sense of enclosure and tunnel effect will be further exacerbated by the planned erection of a 2m high trellis the length of the garden wall.

Encroachment/trespass on my land

The proposed extension will not only encroach onto my party wall but onto my land and necessitate the destruction or rebuilding of my garden shed.



The Architect's proposal for the front of No 19 includes a bin store that also encroaches across the boundary onto the land of No 20. In the existing plan of the buildings and land there is a fence, the posts of which rest on the side of No 20. In the proposed plan for the bin store there is no evidence of the fence. There is plenty of space in front of No 19 without having to encroach on my land to build their bin store.

Overdevelopment in a Conservation Area

The rear gardens in Steeles Road are comparatively small for the size of the five storey buildings. The extensions in 22 and 21 have already reduced the size of the gardens. The planned rear extension at No 19 and the paved terrace as well as the proposed patio at the bottom of the left hand corner of the garden (see Plan 1287.01.26 (C)) will mean that half the garden will be paved over. The owners of 20 Eton Villas, whose large garden runs the length of four of the houses in Steeles Road (Nos 21, 20, 19 and 18) have paved over half their garden in preparation to build two sheds and a pergola.



Existing extensions at 22 and 21 Steele's Road



Paving over garden to build sheds

Adverse Effect to the Conservation Area

The felling of the healthy 50 year old Magnolia tree in the garden of No 19 to facilitate the building of the rear extension and the two patios will have an adverse impact on the existing wildlife which consists of foxes, squirrels and other small mammals as well as a variety of birds. This further reduction of green space will constitute a great loss to the character and pleasantness of this neighbourhood. The stated aims of an area being designated a Conservation Area are to preserve or enhance the character or appearance of an area and to protect the historical architectural elements. In no way will the proposed extension enhance the architectural elements of the area and will certainly result in more open space being lost to the detriment of the well-being of all the residents in the adjoining properties who have enjoyed the aspect of the gardens below.