Dear Matthew

We live at 127 Leighton Road NW5 2RB.  Our neighbour at 129A has submitted a planning application and we would like to raise some concerns.

He is planning to add an additional storey to the top making the house five floors and  to add a storey to the rear two storey extension making it three storeys.

We believe the addition of the third storey will have a detrimental impact on the light we get into our basement (via a skylight) and into our raised ground floor sitting room rear window and into the bedroom above it (see pictures).   We also  have a skylight in our raised ground floor study in the back extension which will lose light.  The gap between our rear extension and that of 129's is very narrow and already quite dark so an additional storey will overshadow and cut out a significant amount of light making the living spaces in the basement and raised ground floor and the bedroom much darker.  This will have a particularly bad effect in the Winter when the sun is lower but will also cast alot more shadow in all seasons.

We are also concerned about the size of footprint of the proposed extension for the plot.  There is a very large free standing conservatory which takes up at least half  of the rear garden.  It is used as an additional living area and has a television and seating in it.   Adding a third storey at the rear in addition to the fifth storey will make the house very big in relation to the other properties around it.

The addition of a top storey will also cut out light into our garden as it will make the building a storey taller than any of the other houses in our row on our side of the street.  This will mean there is more shadow on the grass and garden particularly when the sun is lower in Winter.

The document Camden Planning Guidance Design 2021 section on Extensions: General Principles 5.12 says "proposals should assess the impact of the scheme from a design perspective and the contribution to townscape character including.....the effects of the proposal on the amenity of adjacent residential properties with regard to daylight, sunlight and outlook...."

and 5.14 "a roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene.....the impact on adjoining properties both in terms of bulk and design and amenity of neighbours would be detrimental eg: due to a loss of light from the additional height."

We hope you will take these concerns in to consideration. when making your decision.

Best wishes

Tom Bigg and Olivia Ward

A drawing of proposed extension.









