

Garden Flat
20A Harley Road
London NW3 3BN
Objection to Planning Application 2024/3830 - 22B Harley Road, London NW3

I have the following objections about the planning application for 22B Harley Road as follows:

1 The size of the building is increasing. At present it covers seventy-nine square meters, and it is now going to be 152.40 square meters (almost double the coverage). Whilst this is a decrease of 31.10 square meters from the previous application of 189.5 square meters, it is still too large for the size of the plot of land and is inappropriate for a property in a conservation area where there is an emphasis on fitting in with the surrounding landscape.

2 The height of the building will increase to 1540 meters which will have a negative impact on my outlook as there will be a new window which will look straight into my living room. The present building has two dormer windows in the roof, both of which are hidden from my view by the fir tree in my garden which was presumably planted with this intention. The window on the right of the house facing my living room has been moved and from the submitted plans appears to be flat facing, which means that anybody on the second floor of the new building will be able to look into my flat. At present, I can see the back of the school on Avenue Road from a distance. This new build would mean that the position of the new window would be in my direct line of vision and only nineteen meters (possibly less), from my back door. This increase in height and width will also affect the light which will go into my garden and will restrict my view and privacy. A second issue is that at present, the house is twenty-two meters from my back door, but the new building has increased in depth – it is unclear how much the increase is. In the previous application, the increase in depth was three meters and from looking at the newly submitted plans, it appears to be less. Having the building closer to mine would increase the noise that I can hear in the summer when the doors and windows are open. At present, I cannot see or hear anything from the current building.

3 Unlike the previous application. there is no information provided in this application in terms of the drains from the property which have caused problems in the past. The main drains for 22B and 20 Harley Road go through my garden and there have been a number of occasions in the past when the drains from 22B have been blocked. I am very concerned that as there are now going to be 3 bath/shower rooms there is going to be an increase in waste flowing through my property and that this would be a cause of potential damage.

4 The rainfall which is currently absorbed by the extensive area of the garden is also a major concern. The water in my garden takes a long time to drain away after heavy rain and this will be exacerbated by the significant decrease in the garden area as a result of the new building. Unlike the previous application which contained a

Planning and Heritage Statement, no information has been provided about how excessive rainwater will be dealt with.

5 The owners of 22B have recently put in an application to have their False Acacia tree to be felled. I have already objected to this application as the tree is healthy and shields the view of the Swiss Cottage School from my property and its importance to the environment is recognised by it being protected by a TPO. At the time of my objection, I was unaware that the reason for their application was to make way for the development of their building. Their building plans need to be revised to avoid the felling of this tree which is a major part of the tree landscape which surrounds my property.

Madeleine du Vivier
13 October 2024