

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2024/4207/P	Catherine Higgitt	21/10/2024 22:40:51	OBJ	<p>As owners of Flat C, 50 Mazenod Avenue, we wish to register an objection to the Planning Application – 2024/4207/P relating to 48 Flat 2nd Floor Mazenod Avenue London Camden NW6 4LR.</p> <p>It is to be welcomed that in the revised planning application the applicants have reduced the scale and volume of their proposed additions somewhat. The removal of the canopy to the roof terrace is particularly welcome.</p> <p>However, overall, the proposed additions still remain quite inappropriate in scale, unsympathetic to the location, and the suggested finish is also very dominating. Each element of this proposal are larger than any of the other examples cited elsewhere along Mazenod Avenue, meaning that the proposal remains inappropriate in scale and volume.</p> <p>In particular, and as suspected, this application confirms that even the ‘reduced’ proposed structure will block light to the lower flats in No. 50 at certain times of day and seasons – it therefore seems very misleading for this to be described as having, ‘little additional impact’. The very large construction on the outrigger roof will also dominate the views from No. 50C.</p> <p>As we have previously noted, the choice of materials and design of the dormers remain out of keeping with the properties in the vicinity. The architectural examples given as illustrative precedents are modern architect-inspired updates of vernacular farm buildings, implemented on detached properties often set in green space. There is therefore no aesthetic connection to the building materials or style of the distinctive Mazenod terrace. Given the architectural importance of preserving the end profile of the outrigger roof, we are glad to see that some attempts in this revised submission have been made in this direction.</p> <p>Finally, given that a start date in December is noted, and that their first application was rejected in part based on objections from neighbours – who will be affected by the changes and the construction process – we remain extremely surprised that we have still not been contacted about this proposal and only learnt about this revised submission via a notice on a lamppost. We are aware it is not a necessity to contact neighbours but is normal good practice in a case where a legally binding Party Wall Agreement will be essential should any work go ahead.</p> <p>Yours faithfully</p> <p>Catherine Higgitt and Richard Naylor</p>

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