

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4550/P	Georgia Sibold	12/11/2024 07:53:58	OBJ	<p>I am a tenant of 172 Maygrove Road, the adjoining property to 170 Maygrove Road. I am reiterating my objection to this proposed roof terrace, after raising concerns on the initial proposal (2024/3329/P), which was rightfully refused.</p> <p>I do not believe the core issues have been nor can be addressed in revisions to this project – these are namely:</p> <p>Loss of privacy and overlooking</p> <ul style="list-style-type: none"> The proposed roof terrace still has direct sightlines into the gardens and habitable rooms of neighbouring properties – including kitchens, bathrooms and bedrooms. The amended application and use of “obscure glazing” will not change this. <p>Noise disturbance</p> <ul style="list-style-type: none"> The addition of a roof terrace would lead to increased noise levels from social activities, disturbing the quiet enjoyment of neighbouring properties. This property is used as a short term let (booking.com reference: <a)="" a="" accommodate="" accommodating="" accountability="" and="" at="" booking="" disturbing="" events="" events”="" for="" have="" hen="" href="https://www.booking.com/hotel/gb/stunning-3-bed-duplex-apartment-in-the-heart-of-west-hampstead.en-gb.html?label=gen173rf-1FCAsouEI-c3R1bm5pbmctMy1iZWQtZHVwbGV4LWFwYXJ0bWVudC1pbi10aGUtaGVhcnQtb2Ytd2VzdC1oYW1wc3RlYWwRIM1gDaFCIAQGYAQm4ARfIAQzYQAQHoAQH4AQKIAgGiAhVjYw1kb2NzLmNhbWRlbi5nb3YudWuoAgO4ApDWqLkGwAIB0gIkNGYxNDU2MzktOGYyNi00ZTAwLWE0OTctM2I3OWYwOWM0MmU22AIF4AIB&sid=cce28d70ffd2078d9c2e0bca995a0baf&dist=0&keep_landing=1&sb_price_type=total&type=total&" individuals="" is="" it="" least="" li="" likelihood="" loud="" neighbours.<="" no="" not="" of="" on="" people="" responsibility="" restrict="" says="" six="" social="" stag="" terrace="" the="" there="" these="" this="" time="" to="" unlimited.="" way="" while="" will="" –="" “does=""> Regardless, given the proximity of properties and density in the area, even a small gathering of people on the terrace will create significant noise pollution. This is already an issue from other terraces and gardens. Please note that my main bedroom is located above and only slightly to the side of the proposed roof terrace – any noise from the terrace would be hugely disruptive in this space, especially in the summer months, and will also impede on my privacy. <p>Smoking</p> <ul style="list-style-type: none"> The terrace will become a go-to smoking spot for individuals renting the flat – creating second-hand smoke pollution and risk of buds being thrown into neighbouring properties. Currently, renters gather outside the front of the property to smoke – something I see and smell from my lounge – and dispose of buds there. <p>Process/safety concerns and precedence</p> <ul style="list-style-type: none"> I was alarmed to read objections from other neighbours raising concerns about how work has been conducted by the developer in the past and the structural damage and safety risks caused to neighbouring flats. This must be fully investigated if any planning permission is going to be granted.

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- On the argument of precedence, all planning applications must be evaluated on a case-by-case basis, weighing all information and objections raised across the two applications.
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