

**From: Stephen Grosz**  
**Sent: 10 December 2024 07:24**  
**To: Ewan Campbell**  
**Cc: Rebecca Taylor; Bethany Cullen**  
**Subject: OBJECTION TO 2024/4871/P and 2024/4871/L**

Dear Ewan,

**2024/4871/P and 2024/4871/L**

**We have lived with our family at 52 Downshire Hill for over forty years. Our home is adjacent to the two new addresses—53 and 54 Downshire Hill. Originally, these two sites were the Police Stables and a small open, low roofed shed where the police washed their cars. No one lived in these buildings. For many decades, even when the police station was active, they were lightly used.**

**In September, 2022, when the applicant originally proposed to develop the Police Stables, it was to be a ‘gym, office and guest room for visitors’. However, it was subsequently developed into a house. In this new application, the development is proposed as an annex to 53 Downshire Hill—but the plans appear to show an application for another separate 2-storey house on the site, with the separate address: 54 Downshire Hill.**

**We believe that this new build is out of proportion to the site.**

**We objected to the original application 2024/0222/P. The proposal was unacceptable because of the impact on our home and the homes of our neighbours, but planning permission was granted. The current proposal for an *enlarged* version of the original application – what will be a new 2-storey house on the site, makes our objections more urgent.**

**We are in full agreement with the thoughtful and carefully set-out objections lodged by Mr Weathered on behalf of the owners of 50 Downshire Hill, particularly in relation to: conflict with planning policies, failure to preserve or enhance the conservation area, harm to the nearby heritage asset, overdevelopment, loss of residential amenity, light pollution, and otherwise as set out in Mr Weathered's submissions. We are also in agreement with the four important points made by Mr Teddy Bourne, and Ms Marcy Leavitt Bourne.**

**For the sake of brevity, we will not repeat our neighbour's points here.**

**We wish to add our concerns: overdevelopment, disruption to wildlife, and loss of amenity.**

**This is an application for a new and separate 2-storey house adjacent to our home. We will be directly affected by the resulting light pollution, increase in noise, loss of local wildlife, and overlooking.**

**We call upon the Council to reject these applications.**

**Stephen Grosz and Nicola Luckhurst**

**52 Downshire Hill  
London NW3 1PA**