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PLANNING DEPARTMENT
Camden Council

Planning Application Number: 2025/0618/P

Subject: Objection to Planning Application 2025/0618/P at 28 Parkhill Road London NW3 2YP

Dear Sir/Madam,

I am writing to formally object to the above-mentioned planning application on the grounds that the proposed development will significantly and negatively impact the value of my property, my quality of life, and the character of the surrounding area. To the applicant it serves no purpose other than to add value to his already large property with a total disregard to the Neighbors.

The main area of concern is the roof of the 2nd floor extension, which will be at level with my master bedroom floor right outside my master bedroom window.

1. Impact on Property Value & Quality of Life

The proposed development will materially reduce the value of my property due to:

- A **worsened view** from my property, particularly from my master bedroom, as the development will be an overbearing addition in close proximity.
- **Loss of daylight** to my home, particularly the master bedroom, further impacting my living conditions.
- **Increased security risk**, as the proposed roof will be at the same level as my master bedroom, making access easier and increasing vulnerability to intrusions.
- **Noise concerns**, particularly during rainfall, as the proposed roof will be adjacent to my bedroom, negatively affecting my ability to sleep.
- **Eyesore**: See my reasons (at Nr 4) below why I am 100% convinced it will be an eye sore within a few months of construction.

2. Over-development & Incompatibility with the Area

- The proposed **two-storey extension is out of character** with the local area, where no similar large-scale extensions exist. The massing and scale of the development are

excessive, making it an aggressive and dominating addition that does not align with the existing architectural harmony.

- The **design and materials have not been demonstrated** to be in keeping with the surrounding properties, further diminishing the character of the area.
- The proposed development is **intrusive of the airspace** of the neighbouring flats in the building and has no real need other than to increase the value of this already large property.
- The additional bedroom and space created would increase pressure on local infrastructure. The applicant has failed to demonstrate how this will affect parking and traffic, as well as drainage and sewage systems.

3. Lack of Essential Reports & Structural Concerns

- No report has been provided on how **foul sewage drainage will be handled**, which is a critical factor in preventing environmental and sanitary issues.
- No structural survey has been presented to demonstrate that the existing foundations can safely bear the additional load, raising concerns over future stability and potential damage to neighbouring properties.

4. Concerns Over Future Maintenance & Deterioration

I have direct knowledge of the applicant's approach to property maintenance, which is concerning. The applicant has openly stated that, as this is a '*rental property*', he does not prioritise spending on upkeep. Full evidence available on request. This strongly suggests that:

- The newly constructed roof will **deteriorate rapidly**, becoming an **eyesore** directly visible from my master bedroom.
- Neglected maintenance could lead to **further safety and aesthetic issues** affecting both my property and the wider street scene.
- I do not believe he will actually create the 'green roof' he states. He will chose the cheapest materials possible and will let it dilapidate.

5. Conclusion

Given these significant concerns—including **negative impacts on property value, security, noise levels, daylight reduction, overdevelopment, pressure on infrastructure and the lack of crucial planning reports**—I urge the planning authority to **refuse this application**. The proposal is excessive, out of character, and detrimental to both my home and the wider community.

I request that my objection is fully considered in the decision-making process.

Yours sincerely,

Eli Chotoveli

Evidence of poor maintenance by applicant

