

Dear Elaine,

Many thanks for your reply.

I note you are limited to the issues you can consider, such as, contamination, flooding, noise impact, natural light and refuse.

Please see the photo below where I mark with a red arrows the new intended flat entrance and the window from my property directly opposite the intended entrance, which as previously detailed, was marked as a fire escape on the approved plans. I've also marked in red the black door facing the public walkway known as Trinity Walk NW3 which will be the main pedestrian entrance for the flat. This was previously the fire escape door for my house and the former bank premises at 106 Finchley road.

My points of concern is that the proposed entrance door faces directly into a young girls bedroom with no privacy screening. As the flat being converted will be rented, there will be the risk of anyone entering or exiting the flat and looking directly into a juveniles bedroom as the walkway is circa 1.4m wide.

Also the use of the walkway as an entrance is a security risk as my house has a number of windows facing on to the former fire escape walkway (as shown) as well as a patio door to the rear. With no control on the black door facing Trinity Walk there will be intruders who will easily be able to access my property privately with no risk of being seen.

The house I painstakingly built from scratch was not designed for the fire escape to be use as an entrance and if the owner of the adjacent property had marked the fire escape as a main entrance at planning stage I would have clearly objected. Surely the council can see the planning application has been manipulated in this instance?

I've written to the owner following legal advise and informed him he needs to submit a section 73 planning amendment to use the fire escape as a main entrance which will give the opportunity to formally object on the grounds detailed above. I have not received a reply.

I note the new owner of the bank premises also have another planning application at the property where they are changing the storage class definition which will make it easier to convert further areas under permitted development to residential. Again planning regulations are clearly being manipulated.

In relation to what you are able to assist with I have the following points for your kind consideration please.

Noise - The impact of comings and goings in such direct close proximity to bedrooms will disturb quiet residential enjoyment. No new planning application with a flat main entrance directly opposite a bedroom window would be approved without appropriate boundary noise screening to enable bedrooms to be quietly enjoyed. The use of the converted property for rental will exacerbate the slamming of doors and comings and goings direly adjacent to a bedroom effecting quality of life.

Natural light - My house has several large windows on to the shared former fire escape there is no control over what future tenants man store or put on the shared walkway. This is particularly exacerbated as the large window (marked with the red arrow) also feeds light to a basement area which has limited natural light. As the shared footpath is a fire escape it has always been kept clear, however, its possible the new tenants may arrange bins or other possessions in such a way that limit the natural light my property enjoys in habitable rooms.

Refuse - The flat being converted has no place to store its refuse on the shared fire escape. If as expected bins are located in this area this block the fire escape whilst making it more difficult for new residents to enter and exit the newly converted flat, exacerbating noise and natural light issues. The converted flat does have a refuse area at the front of the building which has always been used for

refuse. If the fire escape door is used as a main entrance, its very likely future residents will use this for refuse, blocking the fire escape walkway and reducing natural light.

I do hope you can give more consideration to this matter for the reasons stated. I'm also going to write to the councillors in the location to see if they can assist in any way. Please let me know if there are any other representations I can make, as the sense I get is the new owners have no regard for the planning system or the regulations it provides.

Many thanks,  
Jeremy Church