

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0902/P	Ruth	8 Falkland Road London NW5 2PT	30/04/2025 09:48:22	OBJ	<p>1.The proposed 1st floor extension will impact over the adjacent garden of number 8 Falkland Road increasing height of the back wall from circa 2m to over 5m tall. (This elevation is taller than the previously consented scheme and will therefore increase the extent of shading to the garden. This increase will be overbearing and oppressive, ultimately reducing the enjoyment of this well used garden from a bright and sunny garden to a significantly darker and damper space. London is becoming more developed and built up and external amenity space is precious and efforts made to maintain and improve such spaces. The proposed first floor development to 29 Leverton Street should not be allowed to change this.</p> <p>2.The increased shading noted in item 1 above will also impact 8 Falkland Road. The property already faces the original side elevation of 29 Leverton Street, however the proposed first floor extension will significantly impact their view of the sky and trees in neighbouring gardens from the house and garden, whilst also reducing the amount of sunlight their garden currently enjoys.</p> <p>3.I believe drawing number 940.130A to be erroneous and misleading as the garden wall locations detailed are not reflective of their true locations. The same is true for drawing number 940.134A where the garden wall between 10 and 8 Falkland Road is missing so the elevation detailing the side of the extension makes it appear as if the 1st floor extension will only effect a third of number 8's garden, whereas in reality it will impact circa three quarters of the garden.</p> <p>4.There is no precedent for ground and first floor extensions to this end of the Leverton Street terrace. Where extensions have been added to the southernmost end of Leverton Street (eg numbers 5, 9,11 and 13) the double storey extension has been to the southern half of the property with the northern half largely absorbing the shade created and reducing the impact to the adjacent properties.</p> <p>5.The proposed casement window to the ground floor kitchen is out of keeping with the style of the building and a tradition sash matching those at 1st floor level and surrounding properties would be more appropriate</p> <p>6.The drawings erroneously note the window to the 1st floor extension to be 'existing'. This could be misleading to people less used to looking at drawings and cause them to think the extension is already in existence. I understand this to mean 'reuse' of the hall window?</p> <p>7.I object to the proposed change to the 'butterfly' roof to form a dormer roof extension. This conflicts with Camden Council's design guidance for the design of roofs, terraces and balconies since none of the surrounding buildings have similar dormer roofs. The building is also at the end of an unbroken run of valley roof which is unimpaired by alteration and /or extension. The general lack of extensions to the houses in the area have allowed it to maintain its character and charm and, in my opinion, should remain untouched.</p>

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2025/0902/P	David Strahan	3 Falkland Place	30/04/2025 10:13:45	OBJNOT	<p>I live at 3 Falkland Place and object strongly to this proposal.</p> <p>It would spoil my view, impinge on my sunlight and invade my privacy.</p> <p>Our properties are less than 15 metres apart and the gardens of 1-5 Falkland Place are about 6 feet lower than those of Leverton Street. The proposed first floor extension would therefore be overbearing and oppressive.</p> <p>The gardens of 3 and 5 Falkland Place receive little enough sunlight as it is, and this proposal would reduce it further.</p> <p>Contrary to the general argument advanced in the application, there are no other two-storey extensions at the upper end of Leverton Street so the proposal is quite out of character with its surroundings. The house lies in a conservation area and close to listed buildings.</p> <p>I am also worried about the potential damage to trees in the garden of 29 Leverton Street.</p> <p>Please deny this application.</p>
