

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1619/P	Tristan Hartley	29A Grafton Road London NW5 3DX	11/05/2025 21:40:55	OBJ	<p>We fully support the proposals to refurbish 27 Grafton Road and amalgamate the existing two dwellings to create a single-family house. The property has been derelict for many years, and we believe restoring the property to its original use as a family house will be a benefit to the street and local surroundings.</p> <p>Despite being in favour for the general refurbishment of the property, we do have some critical comments on the application which relate to limiting any overdevelopment on the site and protecting the existing character of the property and neighbouring properties as per local planning policies:</p> <p>1. Ground Floor Rear Extension</p> <p>We object to the proposed extent of the ground floor rear extension (aligning with the extension of 29A Grafton Road). The proposed ground floor rear extension extends substantially further than existing neighbouring ground floor rear extensions (25, 23 and 19 Grafton Road). The proposal is disproportionately large for a single-family house and will create a bulky mass which is insensitive and will look out of context when viewed from our garden and neighbouring gardens. Also, the proposed extent of the ground floor extension is not justified by any existing mass or structure on the site. It is to be noted that the extension of 29A Grafton Road is unique and was defined by a preexisting stair mass. For the reasons above, we request that the proposed ground floor rear extension aligns with 25 Grafton Road and is the same height as 25 Grafton Road. We believe this will create a more considered intervention which is appropriate and in keeping with the existing context.</p> <p>2. Third Floor Terrace</p> <p>We noticed that there is no privacy glass proposed for the third-floor terrace. Privacy glass was a planning condition imposed on 25 Grafton Road third floor roof terrace. We request that privacy glass is installed to stop overlooking into neighbouring properties and gardens.</p> <p>3. Front Garden</p> <p>The proposed brick pier to be built at the front of the property adjacent to the proposed gate should have a stone pier cap to match that of 31 Grafton Road. We strongly suggest that the remaining brick piers adjoining 29A and 27 Grafton Road should have stone pier caps reinstated as unfortunately these were previously removed. We believe the restored stone pier caps will help to restore and enhance the protected character of the street.</p> <p>In addition to the brick piers, we noticed that the application does not mention the existing paving which is installed within the front garden or any changes to the front garden. Unfortunately, the front garden was paved over during previous works at the property. We would highly advocate that the stone paving to the front of the property is removed to align with the council's biodiversity policies and to be in keeping with other front gardens along the street.</p> <p>4. Construction Working Hours</p> <p>We both work from home on a weekly basis and any loud building noise would be disruptive to meetings which we have. We do understand that building work is inevitable, and we would request that any loud noise is kept to a minimum and all work is conducted within the councils permitted building work hours. Any building work done outside of the councils permitted hours</p>

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					would affect our wellbeing.
					Our comments are fair and align with local planning policies and precedents. Therefore we would request that our comments are fully addressed before planning application is granted.
