

Formal Objection to Proposed Development at 9-12 New College Parade

To Whom It May Concern,

I am writing to formally object to the proposed development at 9-12 New College Parade. As the occupant/owner of windows W2/201 and R1/201, I have serious concerns about the impact of this scheme on both my property and the wider community.

1. Loss of Daylight and Sunlight

The Daylight & Sunlight Report demonstrates that the proposed development will result in a significant and noticeable loss of daylight and sunlight to my property. The Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH) for my windows are projected to fall below the BRE's recommended thresholds, with reductions exceeding 20% of their current values. This loss will materially diminish the amenity and enjoyment of my home, making living spaces less pleasant and potentially below acceptable standards for residential accommodation.

2. Loss of Heritage and Character

The proposal involves the demolition of a period building, which would erode the historic character and architectural harmony of the area. Renovation of the existing structure would be preferable and more in keeping with the local context.

3. Impact on Residential Amenity

The increased height and massing of the development will lead to a greater sense of enclosure, loss of privacy, and further reduction in natural light for neighboring residents.

4. Loss of Local Businesses and Community Impact

The scheme will displace four established, family-run businesses, replacing them with only two commercial units. This will harm local commerce and weaken the community fabric that these businesses help sustain.

5. Overdevelopment and Overcrowding

The proposed increase from a two-storey to a six-storey building constitutes overdevelopment, which risks overcrowding and disrupts the scale and character of the local area.

6. Insufficient Parking Provision

There is inadequate provision for car parking, including no designated disabled spaces, which will exacerbate existing parking pressures and accessibility issues in the area.

7. Lack of Affordable Housing

The development does not provide any affordable housing, which is a significant omission given the pressing local need for such accommodation.

8. Construction Disruption

The scale of demolition and basement excavation will result in significant noise, dust, and disruption for residents and businesses throughout the construction period.

9. Loss of Commercial Space

The net reduction in commercial floorspace will diminish the vibrancy of the local parade and reduce opportunities for small businesses.

10. Environmental and Sustainability Concerns

The basement works, increased building height, and lack of sustainable design features raise concerns about environmental impact and compliance with local planning policies.

In summary:

The proposed development will have a substantial negative impact on my property through loss of daylight and sunlight, and it will harm the wider community by eroding local character, displacing valued businesses, and contributing to overdevelopment. I urge the planning authority to refuse or require significant amendment of this application to address these concerns.

Yours sincerely,

Ms Knights

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