

FAO Mr Brendan Versluys

85 Friern Barnet Lane
London
N20 0XU



Date 13 May 2025
Our ref APL/00459/JOS
Your ref 2025/1348/P

Dear Mr Versluys

Objection to Planning Application at 26 Rosslyn Hill London NW3 1PD

I am writing on behalf of Mr and Mrs Joseph, the owners of 24 Rosslyn Hill, in relation to the planning application submitted at the above property for *“Substantial demolition of existing building and retention of front facade; erection of replacement three storey building with a mansard roof accommodating 3 x dwellings, reinstatement of rear garden and associated works”* (ref: 2025/1348/P).

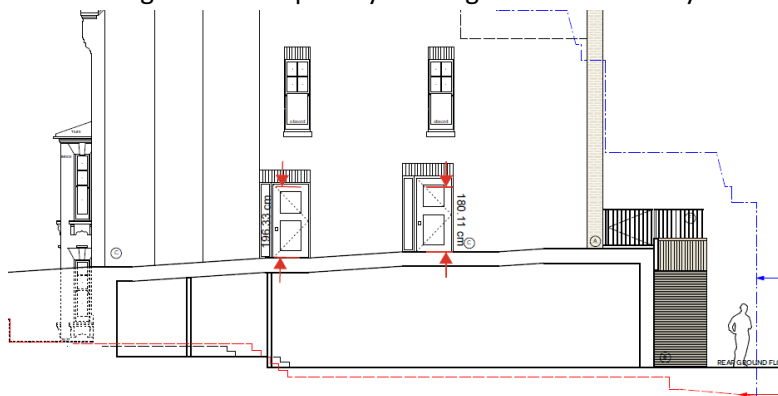
You have previously received a holding objection on 23 April from Christine Hereward, of Hereward & Co. Solicitors, on behalf of Mr and Mrs Joseph. However, to date you have not responded or addressed the concerns that were raised in that email, despite a follow up email of 29 April and then 6 May from Ms Hereward.

Having inspected the documents that were submitted with the application, there are a number of matters that I consider should be addressed in order for the application to be properly considered, namely:

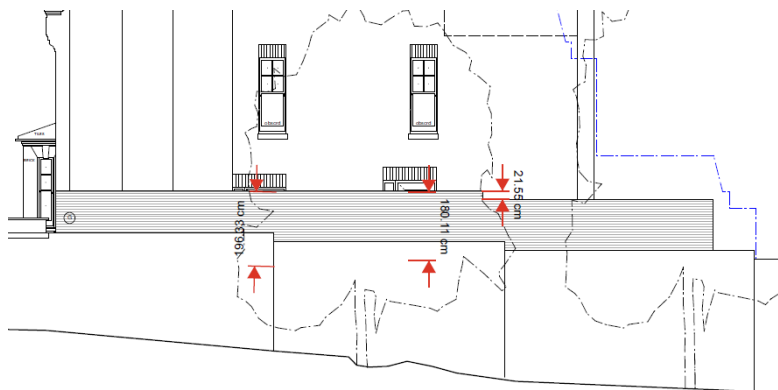
1. Drawing 2408_L_041 RevA indicates that there is a change in levels proposed as part of the development between the existing car park (77.63mAOD) and the new rear garden (79.27mAOD), an increase of 1.64m. However, there appear to be inconsistencies between different drawings – the elevational drawings would suggest that the increase is 1.2m (see extract on the following page). In order to properly understand the impact on the adjoining property, accurate plans are needed. We trust that you will require the applicant’s team to provide these and re-consult? Please confirm.



2. The extract above also shows that the upper ground floor level is only 0.85m below the height of the boundary wall with Mr and Mrs Joseph's property, consequently, there is significant potential for overlooking. There appears to be some form of privacy screen shown on the elevation (1.8m high), however, this is then not shown on the southern elevation (drawing 2408_L_054 RevA), therefore it is considered that further detail should be given to address concerns with regard to overlooking and loss of privacy.
3. Drawing 2408_L_054 RevA (southern elevation) is hard to reconcile with drawing 2408_L_062 RevA (southern boundary treatment). The southern elevation shows that the land will be significantly raised to provide access via the side of the building to the ground floor flat and the upper duplex apartment adjacent to the boundary with 24 Rosslyn Hill. The boundary treatment shows that the timber fence drops by 20cm after the duplex apartment door, meaning that it is only 1.5m high adjacent to the terrace to the upper ground floor flat. Overlooking and loss of privacy to the garden of 24 Rosslyn Hill will arise.

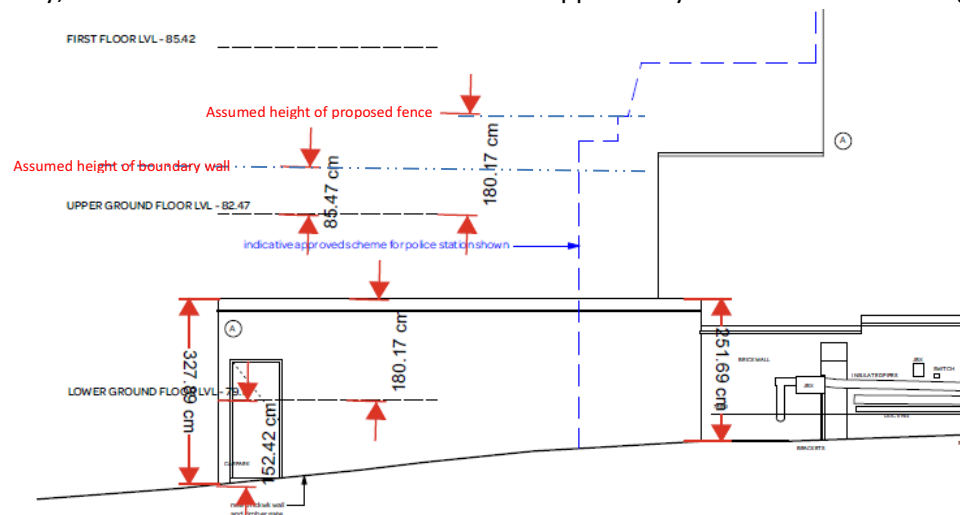


Drawing 2408_L_054 RevA



Drawing 2408_L_062 RevA

4. The elevations on the preceding page also show windows at first floor level, yet on the proposed first floor plan (drawing 2408_L_043 RevA) these are not detailed. The elevations show them as being obscured, and given that they appear to be to a bathroom and hallway it is considered that a condition should be imposed to ensure that they are obscured and non-opening below 1.7m above finished floor level.
5. In terms of the various elevations provided, they should not be cut off part way along (as is the case, for instance, with drawings 2408_L_054 RevA above), but rather should extend the full length of the site, so that the relationship with the adjacent property can be fully understood. Drawing 2408_L_053 RevA showing the northern elevation, should also detail such features as the boundary wall with 24 Rosslyn Hill and the fencing proposed for the boundary, so that it can be understood how much opportunity there is for overlooking.



6. The proposed second floor plan (drawing 2408_L_044 RevA) shows a roof terrace which will provide direct overlooking of both the garden at 24 Rosslyn Hill and also the habitable rooms in the eastern elevation of the Josephs' property. Whilst a planter is shown, it is only 0.65m in depth and will not prevent the occupiers of the duplex apartment directly overlooking 24 Rosslyn Hill, with significant loss of privacy. Appropriate mitigation needs to be provided.
7. Sections should be provided through the site, both existing and proposed, since it appears that there is considerable land forming proposed. This is not addressed in the application and existing elevations do not show the full extent of the development that is proposed.
8. Additionally, we note that the proposed upper ground floor plan (drawing 2408_L_042 RevA) shows bin stores and cycle parking on the boundary with 24 Rosslyn Hill, behind the timber fence that is proposed, with no detail of the proposed bin enclosure. These may affect the amenity of the owners of 24 Rosslyn Hill.
9. Finally, whilst the acoustic report indicates that the air source heat pumps and air conditioning units proposed in the rear garden of the new development will require a suitable screen to provide a 9dB reduction in noise, no detail of that treatment is included within the application.

Without further information being provided the Council is not in a position to determine this application. I trust that you will reconsult when suitable substitute drawings and updated information has been provided by the applicant and uploaded to the webpage.

David Gurtler BA (Hons), BPI, CDRS, DipSurv, MRTPI
Director