

18/05/2025

Objections to Planning Application - 2025/1711/P

Site Address: Flat 2 21 Oppidans Road London NW3 3AG

Dear Mr Versluys,

I write in respect of the planning application relating to 21, Oppidans Road. I would like to object to this application.

I think it will entail the loss of the attractive, harmonious existing appearance of the group of 4 houses.

Policy D2 " Heritage" states that the council will not permit development within a conservation area that fails to preserve or enhance the character or appearance of the conservation area. In no way can this application be said to preserve or enhance the appearance of the conservation area. Changing the roof line, adding roof lights (particularly at the front of the house) and adding a dormer does not preserve the appearance and character of the area. On the contrary, this would change the harmonious appearance of the 4 houses for the worst and would set a very bad precedent for the street. I consider the application should be turned down.

The intact roof form of the pair of villas at numbers 20 and 21 should be maintained. The proposed alteration to the roof form is not in harmony and would be particularly prejudicial to the appearance of the neighbouring property at number 20 as well as to the whole street.

The ill proportioned additional height and mass of the east elevation wall and extended chimney stacks would be extremely unaesthetic.

Additions/changes to the street which occurred prior to planning legislation and council and listed building policies show the appalling impact that a development such as this proposed application would have on the appearance of the street.

The development, as proposed, is unnecessarily damaging to the conservation area as I believe the loft is sufficiently large for the applicant to carry out a loft conversion to provide a bathroom and an extra bedroom without the radical change to the roofline and light to the conversion could be provided without such excessive fenestration particularly to the front elevation.

In terms of amenity to adjoining neighbours at no 20, I believe that there is a loss of amenity issue involved and that, in fact, noise from the proposed opening dormer window which seems to be quite large could, due to its close proximity to living /sleeping areas of number 20, raise an issue of potential nuisance.

Yours sincerely,

Christine Spence

Co-Freeholder and Co-Leaseholder of 20, Oppidans Road, London NW3 3AG