

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2337/P	Sarah Walford	60 Lisburne Rd London NW3 2NR	05/05/2014 22:13:16	OBJ	Dear Sirs, PLANNING APPLICATION 2014/2337/P – 58 LISBURNE ROAD, LONDON, NW3 We write to object to the planning application referenced above. Our objection is due to the height of the proposed extension and the negative impact it will have on the daylight and sunlight that our property 60 Lisburne Road currently benefits from. We have fully reviewed and considered the Design and Access Statement (DAS) and all plans and elevations supporting the application. Page 1 of the DAS states “our proposal has been designed to the same height as No 60, as indicated on the rear elevation”. This statement is entirely incorrect. The extension to the rear of 60 Lisburne Road is a single storey extension, the proposed extension to 58 Lisburne Road is a two storey extension. The difference in height is clearly identified on the proposed elevation (Lipton Plant Architects, Drawing No. 360.(1).2.001) submitted by the applicant. Page 2 of the DAS includes a location plan identifying properties within proximity of the subject property that have historic two storey projections and extensions. The Statement concludes it is likely the lack of rear projection at 58 and 60 Lisburne is due to the gardens of these properties being shorter. We entirely concur with the Applicant's Statement and believe that if consented the 1st floor of the proposed extension would be unacceptably and offensively close to 71,73 and 75a Roderick Road. Single storey extensions at ground floor do not create the same issue as they are close to or below the height of boundary walls. The Statement and location plan seek to evidence there is a planning precedent that properties in the area should have two storey extensions, our assertion is that historically there must have been very clear and justified reason for these two properties not having two storey extensions and the historic planning reasoning should be upheld. In addition to the above comments arising from our review of the DAS, we believe the proposed extension will impact negatively on the levels of both daylight and sunlight at 60 Lisburne Road. Contrary to Camden Council's requirement for a daylight and sunlight assessment to be included with “any application where there is the potential for negative impact”, no assessment has been provided. As no assessment has been produced we are unable to consider the impact further or any mitigation matters. Despite not having a daylight and sunlight assessment to consider, it is our strong belief that the proposed extension will significantly reduce the daylight and sunlight required by 60 Lisburne Road. At ground floor the the principal living space will suffer and at 1st floor level the principal bedroom suite will suffer. We are aware that the occupier of Flat 1 / 2, 56 Lisburne Road has objection due to similar concerns.

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The aforementioned concerns regarding daylight and sunlight relate to the internal habitable space of 60 Lisburne Road however, it should also be noted that the proposed extension will have a negative impact on the daylight and sunlight within the minimal external space of 60 Lisburne Road.

We ask that the planning case officer requires a full daylight and sunlight assessment to be submitted for consideration and we would welcome the opportunity of assessing the same prior to any application being decided.

Whilst not a planning consideration it is believed the negative impact of daylight and sunlight is significant enough to also constitute an appropriation of 60 Lisburne Road's Rights of Light. Initial feedback from a specialist surveyor suggests the reduction will be of a magnitude where the proposals will need to be rethought or reduced as opposed to compensation being paid to 60 Lisburne Road in respect of the loss suffered.

Finally, we believe the entire proposed extension is ill conceived and that the applicant's architect has not sought to consider the impact on any neighbouring properties. The lack of consideration is highlighted by their erroneous statement regarding the height of the proposed extension and the height of 60 Lisburne Road where the properties adjoin; the lack of any daylight and sunlight analysis and finally the lack of consultation with any neighbouring properties prior to the application being submitted.

Perhaps the applicant's architect was aware of how unrealistic the proposal is and that the proposal had not been considered in sufficient detail to demonstrate to neighbours why it will not have a negative impact on their properties. We do not feel an application should be approved were the proposed development has not been designed with detailed consideration of the impact on all neighbouring properties.

Yours sincerely

Sarah Walford
