

Dear Mr Mehta

31 Mornington Crescent was sold as "vacant possession on completion" and "planning application submitted for conversion" at the Allsop auction on 13th Feb as lot 88A.

<http://www.auction.co.uk/residential/LotDetails.asp?A=875&MP=84&ID=875000093&S=L&O=A>

The render was noisily removed from the party wall with number 32 (the exterior wall of my basement bathroom and ground floor kitchen extension) only a few weeks before the sale. I do not have any more information on what is going on, as there has been no contact with me as the occupier & owner of the basement and ground floor flat of 32 Mornington Crescent, and Director of 32 Mornington Crescent Ltd which owns the freehold of the adjacent property.

My main concern is that the plans take no account of the light issues from this proposed development, whose garden is dominated by 3 large, protected lime trees, which were severely pruned last in January 2012. There is a very marked difference in the light falling in my garden when the trees are in leaf, and they totally shadow the garden of 31, which, along with all the materials which drops from the trees in spring through to autumn, reduces what can grow in the garden of 31. I have no idea about the life expectancy of the trees, nor their water uptake or extent of the root system, but significant sized dead branches were falling off and there was a lot of ivy around the largest tree before the last maintenance. One tree is leaning significantly towards the house, and its crown would be over the proposed extension. I am pleased that you will be visiting the site to see the trees for yourself, and ask that you estimate the effect of the trees in full leaf on the light reaching 31 and neighbouring properties. I think it unlikely that the lime trees were considered in the proposed plans because of the positioning of the windows and a sky-light in the extension.

My main objection is to the extension being two storeys, which is a bad precedent for the area, and would create additional shadow taking light from adjoining properties as well as in 31. The light issue is exacerbated in summer by the closeness and height of the lime trees. The proposed courtyard would have little light. I do not have enough detail to assess the effect of the conversion on the walls which form part of my property, where the render has very recently been removed, but lack of light and accumulation of leaves may pose problems of damp.

I do want 31 Mornington Crescent to be redeveloped as soon as possible, but believe that a modification of the plans to a one storey extension and taking account of the lime trees would provide far better accommodation and be more sympathetic to the neighbourhood. Please let me know if you would like any further information, or access to 32 Mornington Crescent during your site visit.

Yours sincerely
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http://www.ucl.ac.uk/chemistry/staff/academic_pages/sally_price
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