



Dear Mr Miller,

I would like to object to planning application 2013/7936/P for 28 New End, NW3 1JA.

One part of the request is to fill in the double peaked roof to allow more room for the internal bedrooms. I must point out that the same individuals who are requesting this alteration strongly objected to a similar request I, the owner of No 30 New End, presented as a planning application. (See attached photos. These are photos that the owners of No 28 submitted with their objection to my proposal)

The owners of No 28 were concerned my request would change the current roofline of my house, which is not an original roof but has been altered since its' original construction. My understanding is that the roof of No 28 is original. This proposed application would create the same situation that the applicants strongly opposed in my scheme.

The roofline of No 28 New End is much higher than that of No 30 and the addition would have much more of a visual impact from street level than the proposal for No 30. My proposal would have been much more discreet.

I cannot see that planning can justify an approval for this alteration when it rejected a similar proposal for 30 New End only months ago. Planning should be consistent in its' rulings and either deny this request or allow me the same privilege to alter my roofline.

I am also concerned by the request for a sedum roof on the ground floor extension. I am not opposed to sedum roofs in general. I am opposed to the position of the roof and the overlooking into my house and garden, particularly the bedrooms (see attached photos). I see that the windows of the bedroom adjacent to the proposed sedum roof will be altered into what appears to be 2 french style windows that swing out onto the roof. This could be construed as a roof terrace and will definitely have an impact on my privacy. I would enjoy looking out into a green area from my 1<sup>st</sup> floor bedroom and 2<sup>nd</sup> floor bathroom but I would not appreciate someone looking back at me from this same location.

The footprint of No28 is quite large for the neighbourhood and the rear extension, which was redone in 2001, has eliminated the majority of garden space. This overdevelopment of land should not automatically allow for a garden to be erected on the roof of the extension.

I would suggest that if the sedum roof were to be allowed, the windows leading out to it should be made smaller and possibly fixed shut so there would not be the possibility of a roof terrace.

In 1991, I received approval to extend the back of my house. A stipulation from the council was that I install a small sash window in the 2<sup>nd</sup> floor bathroom. It was fixed on the bottom and looked onto a small flat roof. The reason for the small fixed window was to prohibit anyone from using the flat roof as any sort of roof terrace. The council made this requirement based on objections from the same occupants who have currently submitted this application. This could be an alternative to allowing No 28 New End to have a sedum roof as a visual enhancement only.

I would expect that planning will consider my comments and be consistent in its' decisions.

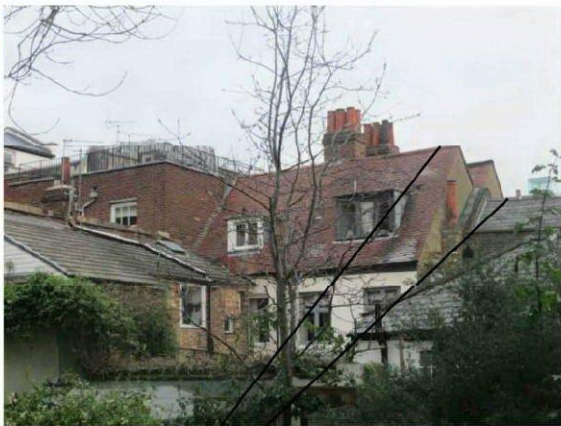
Sincerely,

Tim Doyle  
30 New End  
NW3 1JA



No 28 Roofline

No 30 Roofline



No 28 Roofline

No 30 Roofline





