

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2014/4722/P | Ian Tollady | 9 Rosecroft Avenue London NW3 7QA | 29/09/2014 13:05:12 | INT | <p>Dear Ms. Dean,</p> <p>Planning Application ref. 2014/4722/P</p> <p>Thank you for mailing the hard copies of the above application to me so promptly. Unfortunately because of my incarceration in St. Pancras Hospital (of which I told you) there has been a delay in my response:</p> <p>The drawings which you have provided:</p> <ol style="list-style-type: none">(1) show a footprint plan of nos. 9 and 15, derived from early ordnance survey. These representations are out of date and do not represent the current relationships; principally, the footprint of no. 9 is larger, based upon approved development over fairly recent years.2. Do not show the property no.15 as exists and is therefore difficult to interpret the proposals properly3. Do not show the direct relationship(s) between the two properties <p>In principal we are not against the proposal(s), the major one of which is to build at third floor level.</p> <p>However, I would draw attention to the fact that when we pursued the last developments to no. 9, we were required to limit that development to below eves level, in order to preserve the visual unity of the two hipped roof lines. Clearly the proposal for development at 3rd. floor level would destroy that unity.</p> <p>We might offer a solution to restore that unity by building an equivalent extension upon our existing loft area. This could employ similar roof detail to that proposed and these two extensions could be brought together enabling at the same time, more space to the proposals for no.15</p> <p>Yours sincerely,</p> <p>Ian Tollady</p> |

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| 2014/4722/P | Paul Cavanagh | Flat 2 17 Rosecroft Avenue London NW3 7QA | 16/09/2014 20:43:29 | OBJEMPER | <p>I am writing to oppose the proposed development of 15 Rosecroft Avenue on the following basis.</p> <p>The proposed development will significantly block light into the main reception room window and the side windows in both the main reception room and the kitchen of Flat 2 (Ground Floor) 17 Rosecroft Avenue. Additionally the light into the reception room window of Flat 1 (Garden flat) 17 Rosecroft Avenue will also be blocked. This is due to the proposed extension of the building both upwards and outwards from the rear of the property.</p> <p>Additionally the privacy in the garden of 17 Rosecroft Avenue will be reduced significantly being further overlooked by the proposed windows in the new extension's windows and the new balcony. The light into the garden of 17 Rosecroft Avenue will also be reduced.</p> <p>The development will not enhance the general area removing further green space and light and is not in keeping with surroundings of the conservation area. The development will significantly spoil the aspect of a Grade II listed building (17 Rosecroft Avenue). Indeed it is believed number 15 previously formed part of the coach house for 17 Rosecroft Avenue. Importantly the footprint of the proposed development is not in proportion to the original building or indeed the small plot on which number 15 sits. Furthermore Number 15 has already been significantly extended to the rear of its plot despite what the planning application states.</p> <p>Additionally the proposal does not make any reference to the materials used or indeed the quality of such materials and as such cannot be deemed appropriate for a conservation area.</p> <p>We one of the neighbouring properties have not been consulted regarding the detailed plans of the development only a verbal mention having been made of a glass sided balcony. No reference to the extension upwards or outwards from the rear of the property was made.</p> |
