

London, Nov 17th 2013



Comments Form

Planning application number..... 2013 / 6162 / P
Planning application address..... 2 OAKHILL AVENUE LONDON NW3 7RE

support the application (please state reasons below)
object to the application (please state reasons below)

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Your comments

Dear Sirs,

I have gone over the plans and my main points of comments are that the structural issues in such groundworks for both a very close neighbouring property which does not have basement, and a contiguous terrace house which shares party wall and foundations, in an area with ground water, aquifers and historic subsidence issues are very substantial and not adequately addressed in the application.

This increase in height will entirely remove access to daylight from one of the bedrooms and a study on the ^{1st} floor of the detached neighbouring property severely infringing on the right to light

(please see extra sheet)

Please continue on extra sheets if you wish

of the occupants in that residence.

The increase in number of units is not offset which with an increase in provision of parking spaces, which will put pressure on a road that already has a dearth of on street parking, and will negatively impact on the environment of the street. Provision for communal bicycle parking does not seem to have been made either.

The architectural design of the alteration is not in keeping either with the warm modernism of the current terrace, nor with the Arts & Crafts character of the rest of the area. Neither does it present itself as a piece of high quality contemporary architectural design, let alone one of outstanding quality, which is what we feel would be needed to justify its lack of contextuality. The design as it currently stands is an out of keeping, piece-meal addition of an incongruous elements, without inherent merit in themselves.

Recommend for Rejection.