

Ref: Planning Proposal 2013/5398/P,  
Garden Flat, 23 Daleham Gardens, NW3 5BY

I have reviewed the revised plans just recently published on the website. As a result, there are additional inaccuracies and objections to the objections raised in my letter from 24th September. This raises serious concerns, changes in the plans just 2 days before the comments period closes are unacceptable. Before the council review any planning application an agreed set of accurate and consistent drawings should be submitted. The new plans have the following issues:

1. In PA-01, PA-02 and EX-02 the Coach House depth is shown as 4200, this is incorrect, it is in fact only 3900. This gives an inaccurate impression in the plans of the scale of the proposed extension in comparison with the Coach House.
2. PA-01 and PA-02 now show the extension protruding to 3600, from 3300 in the original proposal which is a substantial increase of 10%. This will further negatively impact the outlook from the above rooms in the Coach House and 23 Daleham Gardens, looking down on this large flat roof, as well as the privacy and amenity of the Coach House garden due to the extreme close proximity and increased noise and light pollution between this proposed extension and the Coach House.
3. The proposed extension is now only very marginally subordinate to the Coach House which is not in keeping with the flow of the backline of the buildings and so constitutes over development.
4. The light wells have been repositioned and the dimensions appear to be altered. There are no measurements stated on the plans for these light wells. This makes it very difficult to determine how much light pollution will be caused and how privacy of the upstairs rooms will be impacted. They also appear to now be even closer to the Coach House upstairs windows and living room.

These revised plans do not resolve any of the objections from my original letter from 24th September and do not show any consideration for neighbours or the objections previously raised.



**ATTENTION TANIA SKELLI-YAOZ**

Dear Ms Skelli-Yaoz/Planning Team

I am sending this to you *after* the 30 September closing date for comments on the above proposal as I have discovered to my surprise (and some dismay) that revised plans dated 29 September appeared on the website, to which I feel I must make comment (following up my submission of 23 September 2013).

1. The revised drawings now give the depth of the extension as 3600 and not 3300 as earlier specified, which if accepted would lead to an extra 10% protuberance of the proposed roof under the dining area of my living room, my bedroom, and bathroom. As others affected by this development has pointed out, it also contributes to the existing overdevelopment of the site (for which, I should add, none of the existing homeowners were responsible).

2. In addition, the earlier 3300 depth version had two quite deep square rooflights placed *between* my windows (dining, bedroom, bathroom) thereby minimising any light from the extension entering these areas. There is no need to remind Council that the whole of the back (west) face and the south face of the extension is fully glazed.

In PA-02 Rev 6 (29.9.13) (*a very late change in the plans*) the rooflights have changed their shape to a longer, less deep one, which now intrude oddly into the outline of my windows which appears less aesthetic. In the initial design Mr Murray had assured me that the rooflights would be inserted *between* each of my large casement windows. Mr Alex Garrod in the coach-house next door has also expressed concerns about this.

I would appreciate acknowledgement of receipt of this email.

