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Sent: 10 September 2013 21:25
To: Planning
Subject: ref 2013/5103/P 114Fitzjohns avenue nw3 6nt
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 Fitzjohns/netherhall CAAC

114 Fitzjohns avenue
 London NW3 6NT

PROPOSAL: Erection of a single storey rear extension at ground floor level of existing garden flat (Class C3)

Comments : **OBJECT**

we have grave concerns. These are:

<!--[if !supportLists]-->1. <!--[endif]-->**Design and layout**

<!--[if !supportLists]-->1.1. <!--[endif]-->The extension of 4m must be in violation of the existing property line at the back as compared to 112 Fitzjohns Avenue, as both 114 and 112 Fitzjohns Avenue are semi detached houses.

<!--[if !supportLists]-->1.2. <!--[endif]-->The creation of a terrace/balcony for the flat above the proposed extension will also be a violation of the existing property line for 112 Fitzjohns Avenue (as referred to the "Design and Access Statement" included in the planning application dated 13 Aug 2013)

<!--[if !supportLists]-->1.3. <!--[endif]-->Both 112 and 114 are constituent of a group of old Victorian terrace houses and the extensions proposed will not accord with the character of that type of housing

<!--[if !supportLists]-->1.4. <!--[endif]-->There is concern that 112 and 114 Fitzjohns Avenue may have problems with **settlement /subsidence** and the extension must not be supported by the existing unstable structure. A proper survey for subsidence should be done for 114 and 112 Fitzjohns Avenue before embarking on a 2-level construction

<!--[if !supportLists]-->1.5. <!--[endif]-->The extension of 114 Fitzjohns Avenue is assumed to be from party wall(116 Fitzjohns Avenue) to party wall (112 Fitzjohns Avenue) which is over extension in comparison to 110 Fitzjohns Avenue which is not from party fence but has the walk way between house to party fence

<!--[if !supportLists]-->1.6. <!--[endif]-->The layout has 2 entrance doors which leads one to be concerned over the possibility of making more units after the extension has been completed

1.7. The concrete flat roof of the extension will reflect all the heat to the units above the extension in 114 Fitzjohns Avenue especially during our long hot summer.

1.8. The fumes emanating from the kitchen will be directed readily to the private residences of 114, 112 and 116.

2. Privacy issues

2.1. The creation of the proposed extension will provide more opportunity for looking into the private residences of 112 Fitzjohns Avenue

2.2. The creation of a terrace on top of the ground-floor extension will permit even more opportunity to look over the party fence between 114 and 112 Fitzjohns Avenue and into the private residences of 112 Fitzjohns Avenue, particularly those living at the garden level and the floor above.

2.3. The proposed extension will similarly impact on the privacy of residents of 116 Fitzjohns Avenue.

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3. Alteration of use

3.1. This creation of a flat roof for the extension will render the loss of the current use of land of at least 4 m in depth. This alteration of land use and encroachment into the lawn should be seriously discouraged.

3.2. Being Victorian terrace houses in a neighbourhood with a "village" atmosphere, such huge extension will not accord with the character and ambience of Hampstead Village. It will be a monstrosity to look at.

3.3. This extension will destroy the current pleasant green space and the exquisite maple tree will be destroyed

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4. Loss of sunlight

4.1. The planned ground-floor extension and terrace on the 2nd level, which will abut the party line between 112 and 114 Fitzjohns Avenue, will definitely obscure the sunlight for the residents of 112 and 116 Fitzjohns Avenue.

5. Security

<!--[if !supportLists]-->5.1. <!--[endif]-->The proposed planned ground-floor extension and terrace on the 2nd level will make it easy for intruders to walk over from 114 to 112 Fitzjohns Avenue.

<!--[if !supportLists]-->5.2. <!--[endif]-->The security of the residents of the floors above the extension will also be affected because it is easy for people to climb on the roof of the extension and prop themselves up to the balcony of the floor above in 112 and 114 Fitzjohns Avenue