

Comments Form

Name..... RUTH ABE

Planning application number..... 2013/1577/P

Planning application address..... 14 LADY MARGARET ROAD, LONDON NW5 2SX

I support the application (please state reasons below)

☐

I object to the application (please state reasons below)

☒


Your comments

I live in

[redacted] with insufficient light especially for basement.
With regards to my property a building erected on flat roof in property 14 Lady Margaret Rd London, NW5 2SX. Creation of rear terrace on existing flat roof will cause loss of daylight, sunlight and impinge on my privacy as a neighbour. I hope my concerns will be taken into consideration.



Please continue on extra sheets if you wish





ATTENTION: Hugh Miller,

Good to speak to you just now.

As discussed, I am the owner and resident of Flat 3, 12 Lady Margaret Road.

OBJECT to application 2013/1577/P

PROPOSED WORK: The creation of rear terrace on existing flat roof

The existing flat roof is 
 Please see attached a selection of photographs to help illustrate this, including
PROXIMITY OF TERRACE 1, 2 and 3.

I believe the construction of a roof terrace on this site will result in complete loss of privacy, sunlight and outlook on my existing roof terrace and affect the appearance and character of the

area. In the past 3 weeks, a new door has appeared which wasn't there before (I've lived here for 5 years) so I don't know what permission has already been granted or if I am still able to object, but I certainly don't want this to continue. (See DOOR ACCESS and ACCESS photographs attached)

LIGHT AND OUTLOOK - I currently have direct sunlight on the terrace from sunrise until 3pm in the afternoon. By its very nature and proximity, any new building work will totally impose upon my view and result in complete loss of sunlight on to the terrace. It will have a major impact on the visual amenity - I will essentially have no view whatsoever to the left of my terrace which I so enjoy at present. (See attached PROPOSED WORKS 1 and 2 and RESULT OF PROPOSED WORKS)

The addition of a surrounding balcony wall will also affect the view for the neighbouring properties to the right. Any additional constructions over and above the balcony itself intended to mitigate the impacts of overlooking or loss of privacy to surrounding dwellings such as privacy screens would even further impact on the view and sunlight I currently enjoy.

PRIVACY - By virtue of its elevated position, the proposed work will be incredibly overbearing and lead to a significant and unacceptable degree of overlooking that would, I feel, harm the privacy conditions of my roof terrace and neighbouring properties which I currently enjoy. I have a very strong sense of seclusion on my terrace, the nearest being quite some distance away to the right. No one overlooks from above, nor can anyone see in from either side, (See NEAREST NEIGHBOURING TERRACE) however, there remains a real sense of community in atmosphere. An imposing wall to the left would completely go against this and block any feelings of community.

SECURITY - At the present time, there is no way for anyone to access my balcony unless they're adept at jumping/ climbing rooftops, however, with the recently installed door (see ACCESS DOOR photograph) I already feel this infringes on my personal safety and makes me vulnerable to burglary and crime where previously I felt absolutely no threat of this. I live alone and safety was - and still is - a key factor when I considered purchasing the property 5 years ago.

SOUND - We are all fortunate to enjoy a very quiet and peaceful ambience from the gardens and of course my roof terrace, a fundamental concern and key factor when making the property purchase. Not only will the noise and disturbance from its construction directly affect me and the surrounding neighbourhood, an increase in sound levels will naturally occur.

STRUCTURAL CONCERNS - If you are able to include this as a factor, I am concerned about how the construction, potential design and layout might impact on our building structure as a whole. The roof touches the wall of my balcony. Additional building work could impact on the foundations.

The construction of the terrace will completely impinge on my privacy, security and personal safety as well as greatly impact on the view, outlook and light and cause overshadowing on to the terrace. I feel incredibly strongly and am very distressed about this - I urge you to please, please consider this very carefully.

Many thanks for your time.

Jessica Bendien
