

From: Mark Kaplan
Sent: 21 October 2014 11:54
To: Ampoma, Nanayaa
Subject: 25 Oakhill Avenue application ref: 2014/4851/P

Dear Nanayaa

With reference to application 2014/4851/P we would like to make the following comments:

We have not been able to access the drawings online until today so have not been able to assess them until now.

We note the following when examining the drawings:-

- The ground floor structure has been raised substantially with respect to the South West border (border with 27 Oakhill Ave)
- The ground floor "floor level" has also been significantly raised.
- The proposed ground floor bordering solid wall will climb 2,25M above the border fence increasing to nearly 3 metres above the border fence as it extends towards the garden, towering over 27 Oakhill Ave.
- In addition, the proposed structure has been brought right up to the boundary with 27 Oakhill Ave (whereas the existing glass conservatory is approx 0.75 Metres away from the boundary and therefore has less impact)
- The existing bordering "conservatory" is much lower, is made completely of glass, and is situated away from the boundary, therefore permitting the transmission of light into our basement area through the our glazed roof.

We therefore strongly object to the application, as currently designed for the following reasons.

- The proposed new ground floor structure is much too bulky.
- The proposed new ground floor structure is much too high and overbearing, especially with respect to 27 Oakhill Ave
- The proposed new ground floor structure will completely mask the morning light which benefits our glazed basement area and will make it dark and dingy (It is currently light and airy). The basement area has no other source of natural light other than through the glazed roof.
- Due to the raised floor level of the proposed extension (ground floor), the garden area of 27 Oakhill Avenue will lose the privacy that it currently enjoys.
- We also notice that there is an objection as to the form proposed being too modern for a Grade 11 listed structure and not in keeping with the existing heritage building.

When we made application in the late 1990s to build our glazed structure which borders no 25 Oakhill Ave, the occupants of 25 Oakhill Ave at the time were strongly apposed to our structure being higher than the height of the existing fence. The Planning Officer at the time insisted on us lowering our roof height as well as our floor level in order to meet the neighbours requirements. (this resulted in a split level internal structure, which was not what we wanted or intended)

It is also important to note that our rear extension is in fact currently lower than the ones at 25 Oakhill Ave, and as a result, this already has an impact on us. In contrast, our glazed side extension is invisible to them at ground level.

We therefore ask that you to **refuse** planning permission on this current application as drawn.

Many Thanks for your assistance
Kind Regards

Mark and Dionysia Kaplan (27 Oakhill Avenue, NW3 7RD, neighbours to the applicant.)