

**From:** Ian Lithman [REDACTED]  
**Sent:** 23 October 2014 12:28  
**To:** [REDACTED]  
**Cc:** Planning  
**Subject:** Planning Application Consultation 35 Flask Walk London NW3 1HH

Dear Sir

I am and have been for nearly 30 years the owner/occupier of 3 Lakis Close London NW3 1JX, which has a clear view eastwards over the rear gardens of a number of properties in Flask Walk, commencing with that of the subject property 35 Flask Walk London NW3 1HH.

I object to the Application for the following reasons:

The application refers to a "Garden Annex" which is and always has been an Artist's Studio, the use of which is tied to the owner of the house fronting onto Flask Walk and is not and has never been for residential use nor use as a separate curtilage and that situation should not be changed.

The Artist's Studio must continue to form part of the curtilage of 35 Flask Walk at all times and the site must not be developed now or in the future to create two separate habitable homes.

35 Flask Walk has no rights over the land comprising the Lakis Close Estate and in particular has no rights over the Lakis Close private roadway and is expressly forbidden the use of that roadway. Thus any development of the subject property would create a problem of intrusion, noise and disturbance to the residents of Lakis Close.

My other objections to the proposed development of the Artist's Studio and Covered Walkway are that:

1. No foundations or footings to strengthen the structure of the Artist's Studio or the proposed Walkway can be constructed on or under land over which the members of the Lakis Close Residents Association have exclusive rights by Deed, especially the garden strip approx. 12 inches wide edging the east and south east sides of the Lakis Close roadway.
2. The windows at first floor level of the Artist's Studio must not be altered or brought forward so as to look into any windows of the houses at 4,3 & 2 Lakis Close.
3. The Covered Walkway if it be permitted will reduce the size of the garden of the subject property, which is **not** a courtyard, and would require a roof sloped towards and draining into the remainder of that garden and must not drain onto the land over which the members of the Lakis Close Residents Association have exclusive rights.
4. The projecting roof over the ground floor of the Artist's Studio must not be used as a recreational area as it would have a proximate direct line of sight into

many other properties and gardens and its parapet walls must not be increased in height for the same reason and additionally so as not to create an obstruction of light or view affecting and obscuring the unique character of the Flask Walk properties in particular.

5. In order to make the Artist's Studio a two story dwelling it is proposed to lower the base of that building thereby probably interfering with the stability of the foundations of the opposite and adjacent properties and in particular by diverting the water shed in its proximity.

Kindly acknowledge receipt of this communication.

Sincerely

Ian Lithman