



Dear Ms Chaggar

I refer to our telephone conversation today and I understand that my earlier communication has not appeared in response to the Consultation.

I am the owner of 3 Lakis Close which is directly opposite the garden of the above property with sight of the garden, the rear elevation of the main house and side elevation and roofs of the Artist's Studio.

I have lived and owned the property for over 30 years and have established rights of light and air over the above property and accordingly object to the development.

Lakis Close is a private roadway and the above property has no rights whatsoever in respect of that roadway nor over that strip of land which is some 12 inches wide adjoining the road that lies between the road and the boundary walls of the Artist's Studio, the garden and the paved path belonging to the above property.

The specific general objections to the proposals are as follows: -

1. There will be an increase in the height of the boundary wall to accommodate the walkway and I object to this as it will diminish the view and access of light and air.
2. The plans show that there is an entry onto Lakis Close roadway from the front door of the main house hallway which is not the case.
3. The walls of the Artist's Studio appear to be intended to be increased in height in spite of the statement to the contrary and that is unacceptable.
4. The garden access is not, as described by the Applicant, as being over a courtyard but is in fact over a partly paved garden.

5. The Artist's Studio is not as described namely, as a garden annex but is and has always been used as an Artist's Studio.
6. The front roof of the Artist's Studio has never been and must not ever be used as a patio as it will look directly into windows of 4,3,2 Lakis Close
7. The intended forward extension of the clerestory and the construction of the intended walkway must be resisted as they will diminishes the open space of the garden which is already very small in size.
8. 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.
9. 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.
10. 35 Flask Walk, having no rights over the land comprising the Lakis Close Estate and in particular has no rights over the Lakis Close private roadway, 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.
11. My other objections specifically relating 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 if altered or brought forward would look into bedroom and other windows of the houses at 4,3 & 2 Lakis Close and the bedroom windows at the rear of the Flask Walk houses.
 3. The Covered Walkway if it be permitted will reduce the size of the garden of the subject property 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 so as not to create an obstruction of light, air 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