

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7688/P	Russell Hanslip	5 Gardnor Road NW3 1HA	07/01/2015 20:36:19	COMMNT	This flat is part of a 12 house terrace remaining intact since its construction in 1869, and forming part of a conservation area. At this end of the road, the original rear extensions are small, and at the other end slightly larger, but in no instance has any subsequent rear extension been allowed to project beyond the face of the original one. This application proposes to build beyond this existing rear face for the first time within this terrace, and would create a dangerous precedent of over-development. All gardens are already tiny, and amenity space would be severely reduced. I trust that this application would be refused.
2014/7688/P	Russell Hanslip	5 Gardnor Road NW3 1HA	07/01/2015 20:36:17	COMMNT	
2014/7688/P	Russell Hanslip	5 Gardnor Road NW3 1HA	07/01/2015 20:36:18	COMMNT	

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2014/7688/P	John Lobek	1 Gardnor Road London NW3 1HA	06/01/2015 23:28:12	OBJ	<p>Strong objection to size of proposed new rear extension. This looks like an attempt to create a first floor outside terrace coming off the new bedroom suite french doors.</p> <p>This is an extension to an already existing extension which is not common in Gardnor Road.</p> <p>The proposed extension is an increase to the existing extension of 1.9m the original extension is only 1.1m. This is hardly a modest increase in size from the original as implied by the applicant.</p> <p>The proposed Garden wild flower roof will need maintenance and access. this will be a loss of privacy for both No.1 and No.3 Gardnor road. These are the adjoining properties and will be severely impacted by the size of this extension.</p> <p>The size of this rear extension will take up the majority of No.2 Garden and look out of character with all the other properties</p> <p>The height of the proposed new extension is above the existing boundary walls of both adjoining houses. This could be to reach the level of the proposed french doors opening onto a juliet balcony. Juliet balcony"s are not a common feature or in line with local character. I have seen this type of balcony used before in few cases but only where is is at first floor level and above and only where it is of a suspended nature with no direct access onto a same level roof terrace.</p> <p>The large wild flower green roof can easily be used as a terrace causing acute loss of privacy to all adjoining properties.</p> <p>Also a wild flower green roof far from looking attractive will look a mess in very short order.</p> <p>An extension onto an already existing extension should be much lower and with a sloping roof that cannot be used as a terrace. It should be well within and below the existing boundary walls.</p> <p>The proposal to extend the existing extension sideways to full width, or fill in the gap has merit but then to further extend out length ways by 3 times seems appears way over the mark.</p> <p>I hope my comments will be given serious consideration. I am not against a proposal of some sort as it would benefit the property but any new extension must be in line with the size of the existing flat and also in line with the size of the existing adjoining buildings.</p> <p>Thank you.</p>

2014/7688/P	Russell Hanslip	5 Gardnor Road NW3 1HA	07/01/2015 20:35:55	COMMNT	<p>This flat is part of a 12 house terrace remaining intact since its construction in 1869, and forming part of a conservation area. At this end of the road, the original rear extensions are small, and at the other end slightly larger, but in no instance has any subsequent rear extension been allowed to project beyond the face of the original one. This application proposes to build beyond this existing rear face for the first time within this terrace, and would create a dangerous precedent of over-development. All gardens are already tiny, and amenity space would be severely reduced. I trust that this application would be refused.</p>
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