



Dear Sirs

Planning Application No. 2015/0034/P (the Application): 5/6 Underhill Street, London NW1 7HS (the Proposed Development)

We are the owners of 140 Arlington Road, London NW1 7HP (our Property). Our property is immediately adjacent to the Proposed Development.

We have received notice of the Proposed Development as the result of the public advertisement of the same. We have received no direct notice from the Council, and at this stage wish to reserve our position, and to understand the current status of the Application; the steps that the Council intends to take in relation to it; the timescales, and the directions that apply in relation to those (including ourselves) who wish to object to it.

We have a number of grave concerns as to the effect of the Proposed Development on our Property, and to the amenity of our home. These are summarised as follows:

1. The Applicant wishes to construct residential accommodation at third floor level, above existing commercial premises. The main proposed access to this accommodation is the construction of a passenger lift, to be housed in a partly newly constructed building that will abut our Property in Underhill Street. Construction of the proposed lift housing will create a new building at first floor level where there currently is none. A first floor roof terrace for our Property – the only usable outside space we have - is located immediately behind this proposed first floor level construction. If permission is granted for the Proposed Development, construction of the lift housing will result in a very significant loss of light and air to our roof terrace, which will in turn reduce the available light reaching the roof-light constructed on our roof terrace – which is the only source of natural light for our kitchen directly below. We believe that the Application fails to deal in any way with this aspect to the Proposed Development and is therefore contrary to the Council's planning policy DP26.3.
2. Similarly by reference to DP26, construction of new residential accommodation at third floor level will have an adverse effect on the privacy of our Property with the plans for the Proposed Development suggesting that this will overlook not only our Property, but the rear of other residential properties in Arlington Road. It is noted that the Design and Access Statement (the Statement) accompanying the application emphasizes the triple aspect orientation of the Proposed Development.
3. We do not consider it appropriate that a newly constructed lift serving the Proposed Development should be sited immediately adjacent to existing residential accommodation, where noise and vibration from the lift will undoubtedly carry into the kitchen; living room and bedrooms in our Property. At the very least, the Application should be on the basis of the main access to the proposed development being sited elsewhere in the extensive building to which the Application relates, so as to avoid these potential problems. In this respect, we are concerned that the application does not comply with the Council's planning policy DP28.
4. We have concerns as to the impact of yet another residential property without off-street parking on already limited parking availability in the area. We do not feel that the Statement addresses this aspect of the Local Plan adequately or at all.

One of our principal concerns with the application is that the existing and proposed front elevation drawings for the Proposed Development do not show the side elevation of our Property, and it is therefore impossible to assess the effect of the Proposed Development on our Property without a detailed internal and external site investigation. We look forward to hearing from the Council Planning Officer as to when (s)he proposes to inspect the proposed development site, so that we can arrange access to our Property for this purpose.

At this stage, we write so that the Council is formally notified of our status and position as the parties most directly affected by the Proposed Development; to request that we be noted formally on the Council's records; and that a line of communication is established with us in relation to the Application. Please revert to us ASAP setting out the steps that the Council intends to take in relation to the Application, and to objections in relation to the same. We wish to reserve the right to submit more detailed and expert evidence in relation to our planning objection as and when appropriate. For obvious reasons, preparation of this evidence has not been possible in the 21 day period within which we have been obliged to notify the Council of our objections.

We look forward to hearing from you.

Yours faithfully

John and Monica Tuite