

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0515/P	Gary Lye	18D Fitzjohn's Avenue London NW3 5NA	12/03/2015 13:12:58	COMNOT	<p>I am writing regarding the planning application for 18 Fitzjohn's Avenue, NW3 5NA submitted by the owners of Flat A (lower ground floor flat). I am responding as one of the residents of Flat D and also as a Director of the freehold company 18 Fitzjohn's Avenue Ltd, whose approval will be needed before any proposed works can proceed.</p> <p>The proposal is to build a new lower ground floor conservatory to the East of the property (on land owned by Flat A) and an extension to the ground floor terrace to the North of the property (on land owned by the freehold company), with associated relocation of a shared storage cupboard.</p> <p>I raise no objection to building the conservatory to the East of the house however I would raise an objection to the extension of the terrace to the North.</p> <p>The property is no longer a single residence but is divided into five separate residences all of which have shared access to the communal gardens at the rear. For the residents in Flats B-E, the passageway to the North is their only means of access to the garden. This is also the only access route for any works on the rear of the property e.g. for scaffolding needed for redecoration of the East wall/windows and repair of the roof.</p> <p>My objection is based on the fact that the northern extension of the ground floor terrace will create a narrow 'tunnel' through which residents will have to pass to access the garden i.e. a loss of amenity for the majority of residents in the property. As a Director of the freehold company I also have a concern that the restricted access for builders would impact on our ability to maintain the property.</p> <p>For these reasons I oppose the proposal to extend the first floor terrace to the North of the building but am happy to support the building of the new conservatory to the East.</p>