

Firstly there are some errors in both the Design & Access Statements and in the drawings as follows:

Design and Access Statement No.1:

Image 03 purports to show a neighbouring full width extension – this image is of a property in Burghley Road not Oakford Road.

Image 04 purports to show neighbouring full width extensions at No. 26 and No. 30 Oakford Road – the extension at No.26 is not a full width extension – it stops short of the boundary.

Design and Access Statement Issue B:

Para 03 Statement is misleading: “It takes its rear building line from the immediate adjoining property (No. 22), a modern extension.” While the construction of the rear of our property is modern the building line has not been extended since initial Victorian construction. All the houses from No. 22 to 44 have a larger footfall then properties No. 2 – 22.

Image 07 does not show three windows of our property that directly overlook the proposed development

Architectural Drawings:

Drawing No. 003

This drawing is inaccurate there are three windows in the kitchen/dining area of No.22 that overlook the proposed development. These windows are not shown on the drawing.

Drawing No. 007

This drawing is inaccurate there are three windows in the kitchen/dining area of No.22 that overlook the proposed development. Two of these windows should be visible in the drawing.

Additional comments:

The extension is full width of property and represents an increase in the footfall of the property. None of the houses, No. 20 and below have extended beyond the current rear property line.

The proposed development will have an impact on the view and the available natural light both from our kitchen/dining area and rear living room.

The proposed extension to No. 20 is to south of our property and will impact on daylight into our kitchen/dining area and living room.

The position of windows and door to our property should be shown on the plans. As the amount of light to these windows will be severely reduced we believe there should be a daylight impact study of the effect of the proposed development.

The proposal to lower the general floor level to the extension of No. 20 by 0.5 meter will impact on our garden wall as they will have to dig out some of the ground to the front of their extension to form a patio. The extent of this is not shown in the drawings. Digging down will also affect our cellar as there are virtually no foundations to these properties and we have just had our cellar waterproofed to prevent rising damp which has been a problem for many years. Work at No.20 to dig below this level may bring damp back into our property.

There is no detail provided on proposed external works to the garden at No. 20 - proposed work to our garden wall and extent of lowered area.

The proposed roof lights compromise our privacy overlooking back into our bedrooms at upper levels - also possible light and noise pollution from the new room due to close proximity to our building - main impact from roof lights.

Of particular concern is the proposed boundary wall between our property and that of the proposed development. The drawing No.007 shows the wall of the proposed development beyond the boundary between the two properties. The same also applies to the boundary between No. 20 and No. 18.

Paul Clyndes

22 Oakford Road

London

NW5 1AH