

**Dike, Darlene**

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**From:** nicholas lymbouri [REDACTED]  
**Sent:** 27 March 2015 16:42  
**To:** Planning  
**Subject:** planning application (2015/0023/P)  
**Attachments:** Attachments\_2015327.zip

**For the attention of Planning Officer Alex McDougall**  
**Your Ref: (2015/0023/P)**

Further to your letter dated 8th March 2015, followed by our recent telephone conversation and review of the proposed application, we write to object to the proposed planning application 81 & 81A Bayham Street London NW1 0AG due to the impact it will have to my property at 83 Bayham Street

Please note we have just completed significant works to our property where we recently refurbished our family-run restaurant at ground floor level and created residential units to the upper floors of the property. We were instructed by the planning team during our considerable pre-planning consultations that we could not extend the building any further due to the conservation area requirements, and have completed our scheme sympathetically in relation to the character of the street scene.

Our objections are for the following reasons:

- 1) The new proposed new development is overbearing and will have a significant impact to my property due to its size, bulk and massing.
- 2) We have concerns that the overall height and depth will cause significant over-shadowing and loss of light to our windows (front and rear) serving habitable rooms to the upper floors and especially to our newly refurbished restaurant at ground floor whereby the front is the only source of natural day lighting.
- 3) The front elevation has now been extended the full width, up to the boundary line adjoining my property and projects out significantly further forwards which will have a detrimental and disappointing impact to my property at both ground level and to the upper floors.
- 4) From what we can see from the perspective views and floor plans attached, we would lose all our privacy to our habitable windows due to the proposed balconies and there would be significant overlooking issues, as well as loss of light.
- 5) There will be a visual impact and restriction of view to my restaurant as the proposal projects out in front, which will have a negative effect on passing customers/families visiting the restaurant. (please refer to perspective view no.3 as a clear example of my concerns). If the same perspective was taken as existing you would clearly see my restaurant and property.
- 6) The depth and height to the rear elevation is considerably larger in terms of depth, size, bulk and massing which will have a detrimental impact to my property and to all the habitable rooms of the upper floors.

I have attached the some of the planning drawings for your reference and review. The proposed application drawings and plans make reference our property and we believe they are not accurate..

This proposed application will clearly have a significant impact to my property, loss of natural daylight, impact, overshadowing, outlook and our day to day life. Please could you let me know if a daylight / sunlight report has been carried out to demonstrate and confirm no impact to my property.

Whilst we have no objection for new developments and we would request for the new scheme to be in-keeping with the existing building line and to be sympathetic / and in line with its neighbouring properties to ensure there is no impact to my property and the properties along the street scene.

I would be grateful if you could contact me to let me know what your thoughts and decision is likely to be.

**Your Sincerely**

**Nicholas Lymbouri**