

Comments Form

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Email address... L.Webb@Virgin.net
Telephone number... 020 7372 2760
Planning application number... 2015/1993/P
Planning application address... 17 FAIRHAZEL GARDENS, LONDON NW6 3QL

I support the application (please state reasons below)
I object to the application (please state reasons below)



Your comments

PLEASE SEE ATTACHED LETTER OF 06 MAY 2015.

Please continue on extra sheets if you wish

Flats C & D, 47 Greencroft Gardens
LONDON
NW6 3LL

06 May 2015

Mr John Sheehy
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall, Judd Street
LONDON WC1H 8ND

Dear Mr Sheehy

Planning Application for 17 Fairhazel Gardens, NW6 3QL: Alteration of rear roof extension to dwelling house to form a modified extension (Application Ref: 2015/1993/P)

With reference to your letter of 21 April 2015 concerning the above planning application, we strongly **object** to the proposal and urge that our objection is taken into consideration by the council before the application is decided. The reasons for our objection are as follows:

- 1 The existing rear roof extension (built without planning permission) at 17 Fairhazel Gardens and the currently proposed rear roof extension are both unacceptable. Our concern is that a rear roof extension at 17 Fairhazel Gardens may set a precedent for the rest of the terrace (17-23 Fairhazel Gardens), thus impacting significantly on our property at 47 Greencroft Gardens. Rear roof extensions of any scale over the whole terrace will have the same unacceptable impact as the previous proposals for rear roof extensions at 17-23 Fairhazel Gardens (applications 2008/3394/P & P9600851) and 23 Fairhazel Gardens (application 2010/5803/P) that were refused by the council and disallowed at appeal.
- 2 Due to the close proximity of our property to 17-23 Fairhazel Gardens, rear roof extensions (if permitted) will substantially reduce the light entering 47D Greencroft Gardens and completely obscure the view from the kitchen window of 47D, as illustrated by attached photo 1 (taken from the kitchen window of 47D and showing the impact of the existing rear roof extension at 17 Fairhazel Gardens).
- 3 Rear roof extensions (if permitted) will also overlook the kitchen of 47C, thus significantly reducing current privacy levels as illustrated by attached photo 2 (taken from the kitchen window of 47C and showing the impact of the existing rear roof extension at 17 Fairhazel Gardens).

contd...

- 4 The existing rear roof extension (built without planning permission) at 17 Fairhazel Gardens is having an unacceptable visual impact on the Conservation Area, as would the proposed rear roof extension and any further roof extensions for the rest of the terrace. As can be seen by attached photos 1 and 2, the existing rear roof extension makes 17 Fairhazel Gardens look top heavy and is incongruous with the scale of the terrace. The proposed rear roof extension is of the same height and of a similar scale to that built without planning permission and the visual impact will therefore be similarly unacceptable. It will be overbearing and out of keeping with the scale of the terrace and will significantly harm the outlook from the rear of numerous properties in the Conservation Area, including 47 Greencroft Gardens. We further consider that the proposed use of zinc cladding would intensify (not reduce) the impact.

In terms of the impact of rear roof extensions on flats C and D we further note the conclusions reached by the Inspectors in their appeal decision letters:

- Application for rear roof extension 2010/5803/P (23 Fairhazel Gardens): *'...the proposed dormer would add considerable bulk to the rear profile of the existing dwelling, which would sit very close to the kitchen windows of Flats C and D of this adjacent building. To my mind, the result would be unduly oppressive and the outlook, particularly from the kitchen of Flat D where one might spend a reasonable amount of time, would be unacceptably harmed. I therefore find that the proposed conflicts with policy DP24 of the DP for this reason also.'*
- Application for mansard roof P9600851 (17-23 Fairhazel Gardens): *'I was invited to view the site from three of the rear flats in no. 47, which have kitchen and bathroom windows looking out towards the appeal premises. Due to the small distance between no. 47 and the appeal terrace and the orientation of these buildings to each other, I consider that a mansard roof would be unduly overbearing and result in a material loss of sun and daylight to those rooms which I visited.'*

We therefore strongly object to the current planning application and urge the council not to permit a rear roof extension of any scale at 17 Fairhazel Gardens. Enforcement action – requiring the removal of the rear roof extension that was built without planning permission at 17 Fairhazel Gardens – should now be taken by the council.

Yours sincerely

Patricia Webb
(47 C Greencroft Gdns)
17 Fairhazel roof extension

Lisa Webb
(47 D Greencroft Gdns)

Robert O'Rourke
(47D Greencroft Gdns)



PHOTO 1



PHOTO 2

