

### Comments Form

Name..... Julia Rosier .....

Address..... 24 B - ground flr fit, Edis St .....

Email address..... [REDACTED] .....

Telephone number..... [REDACTED] .....

Planning application number..... 2015/2571/P .....

Planning application address..... 24 A - basement fit - Edis St .....

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

Dear Mr Martin,  
I am attaching my comments to this form. Will also email them in word form.  
  
I would be more than happy to show you the property if you'd like to see the site.  
  
Yours, Julia Rosier

Please continue on extra sheets if you wish

2015/2571/P

Proposed work: erection of a rear conservatory at basement level

Dear Mr Martin,

Re: 24 Edis Street NW1 8LE

I am the owner of the ground floor flat (24B) Edis street. There are 3 flats in the building: basement (24a), who as you know have lodged this planning application, ground floor studio flat (24B) and Maisonette (24c) over three floors, who recently applied for, and were granted, permission to build an extension over the bathroom at ground level - application no. 2014/5758/P.

Having seen the plans for the proposed renovation of the front of the house at basement level, I feel there would be a real improvement overall in the replacement of the windows to a sash type and I have no objection to a spiral staircase or the relocation of the entrance door.

However, plans to the back of the house, as they stand, I am greatly concerned about, as I feel they will detrimentally affect the enjoyment of the ground floor flat for the following reasons:

1. If planning permission is granted the only window at the back of the studio flat will overlook 10ft of glass stretching out into the space just below the window. Where once there was a view of the garden, instead there will be a view of a glass roof. As the window at ground will be so far back from the back of the house with the glass roof below and tall walls on either side, the flat at ground floor level will feel totally boxed in. Photos 1-3 of existing rear elevation in this application give some idea of how far back the window of the ground floor flat will be. The extension my neighbour above (24c) is planning over the ground floor bathroom has not yet been built, but this will only act to make the ground floor even more enclosed than it looks in these photos. There is a similarly tall wall on the other side of the house at no. 23.
2. At the moment there is a very considerate tenant in the basement flat, however if there should be a less considerate occupant at any time there would be a minimal noise and light barrier between us, as a glass construction will not be as self-contained as a brick construction. I fear that internal noises from the flat below will be heard above and potentially 24/7, which could mean that at ground it will feel that it is less possible to open the rear window making the summer months particularly difficult. As the temperature in conservatories is notoriously difficult to regulate, as they can be too hot or too cold, when the sun beats down on the roof of the conservatory ventilation will be required, this inevitably would mean internal noises from the flat below would be heard above especially as the flats are so close together. The back of the house at basement level could also be illuminated throughout the night acting as a light box. This could affect the entire ground floor, as it is one living space with no other room to retreat to.
3. The flats, which are already tight and each occupying just one floor of the house, will be brought even closer together in a detrimental way, as anyone living at the ground level will feel as though they are living even more on top of the neighbours below (as it will be possible to see them in their living space) and the occupants below will be aware they can be overseen. I think that at ground it would feel as though you could not look out of the rear window without feeling that you are somehow surveying the occupants below.

I understand the reason for having a glass construction is because there is concern that there will be poor light in the basement once an extension is built, however our neighbour at no. 25, who has already built a brick extension at this level (as you can partially see from the plan of the back elevation in the application) tells me that there is no lack of light in her basement, as she has glass doors across the back in the basement which allow maximum light to flood in.

The owners of 24a informed me that they were putting in this application, which was appreciated, and I will let them know I have lodged these comments.

Yours sincerely,

Julia Rosier