

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1609/P	Keith Lipman	50 Maresfield Gardens Hampstead nw3 5rx NW3 5RX	08/06/2015 17:11:55	OBJ	<p>For a start, May I ask why this application was not sent to me, since it is my house which directly overlooks the property. I found the application by chance</p> <p>Inaccurate diagrams for application</p> <p>The diagram does not show correctly the proportions of the building.</p> <p>At first floor level, the proposal plans show the annex on the left being significantly below the main building. Indeed above the door in the annex, the gap between the vertical lintel bricks and the roof is barely enough for one more vertical brick i.e. 20cm. Contrast this with my photo (attached in email), where there is space for 3 vertical bricks – i.e. around 75cm. So presumably the proposal is actually to raise the lead roof from this point, which will be significantly higher than is shown.</p> <p>So, is the proposal suggesting to reduce the height of these bricks, such that the new lead roof matches the height of the brickwork of the main part of the house? Or is the proposal just to add on the lead roof, taking it significantly higher than shown on the plan?</p> <p>Given the happenings over the past 12 months or so, I would not be confident that any details of the proposal can be relied on to make into reality. It should be a sine qua non that the plans are true and accurate. Is it the case that the planners, and I, must now argue against all possibilities because the proposer has drawn an unrepresentative diagram?</p> <p>Heightening of the roof.</p> <p>Any heightening the roof from the current level will block more view and light. Both to the neighbour at 43, and block views to myself at number 50.</p> <p>It will make the house even more out of keeping with the rest of the neighbourhood, and raise yet more questions as to the definition of ‘Conservation Area’.</p> <p>Other changes</p> <p>I also note that some other key changes are proposed without explicit mention in the proposal. Namely, introduction of gates, and a change to the pavement and driveways.</p> <p>Gates – I do not know the regulations of these. But one wonders where the gate will open. With a parked car inside, it is not obvious how the gate can open inwards. So will they open outwards into the pavement? Surely this is impossible on grounds of being a danger to pedestrian and vehicular traffic.</p> <p>Loss of a resident’s parking bay is something that residents and the Council have frowned on in recent years, and other applicants will be asking difficult questions if this ruling is inconsistent with those decisions.</p>