

From: [REDACTED]
Sent: 23 July 2015 10:44
To: Planning
Subject: ref 2015/3219/P

NAME: Mr Robert Harvey
ADDRESS: Flat 2nd and Attic Floor, [18 Lyndhurst Road, London, NW3 5NL](#)

PLANNING APPLICATION NUMBER: 2015/3219/P
PLANNING APPLICATION ADDRESS: Flat 1, [18 Lyndhurst Road, London NW3 5NL](#)

I object to the planning permission

Firstly as a director of [18 Lyndhurst Road](#) ltd, part owner of the freehold and neighbour I would like to highlight the following

1. In section 5. Pre Application Advice within the *Householder Application for Planning Permission for works or extension to a dwelling and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990* – it requests that the applicant will need to consult with neighbours about excavation/party wall issues as soon as possible dated 13/04/15. THIS HAS NOT HAPPENED AND THE ONLY NOTIFICATION I HAVE RECEIVED WAS VIA THE PLANNING APPLICATION FROM THE COUNCIL RECEIVED 06/07/15. THIS IS APPROX 3 MONTHS AFTER THE PRE APPLICATION ADVICE REQUESTED. HAD I BEEN CONSULTED I WOULD HAVE MADE MY VIEWS CLEAR TO THE APPLICANT THAT I OBJECT TO THEIR PLANNING APPLICATION.

2. In section 13. Certificates (Certificate B) within the *Householder Application for Planning Permission for works or extension to a dwelling and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990* it requests that the applicant has given requisite notice to the freeholders 21 days before the date of this application. It states the date the notice was served was 20/05/2015. THIS STATEMENT IS FALSE. I AM A DIRECTOR OF [18 LYNDHURST ROAD](#) LTD AND PART OWNER OF THE FREEHOLD AND THIS HAS NOT BEEN BROUGHT TO MY ATTENTION DESPITE MEETING THE APPLICANT A VARIETY OF TIMES. THE ONLY NOTIFICATION I HAVE RECEIVED WAS VIA THE PLANNING APPLICATION FROM THE COUNCIL RECEIVED 06/07/15. IT ALSO STATES IN HODGKINSON DESIGN 'S DESIGN AND ACCESS STATEMENT REV C 19/05/15 UNDER SECTION 8.07 PRE-APPLICATION ADVICE THAT THE FREEHOLD COMPANY HAS BEEN FORMALLY SERVED NOTICE OF THE APPLICATION. AGAIN AS ABOVE THIS STATEMENT IS FALSE. HAD I BEEN

CONSULTED I WOULD HAVE MADE MY VIEWS CLEAR TO THE APPLICANT THAT I OBJECT TO THEIR PLANNING APPLICATION UNDER MY SHARE OF THE FREEHOLD.

With regards to the application I object to planning permission for the following reason

1. **PRIVACY**

The proposal to turn the garages to the rear of the property into an annexe would significantly reduce the amount of privacy that I have within my own dwelling. There will be windows/french doors looking out from the annexe onto the back façade of the whole property. My bedroom and bathroom on the 2nd floor plus outdoor terrace in the attic space will now be viewable from this annexe and I am not happy to have my privacy compromised because of this build. I have lived here for over 7 years and one of the main reasons I decided to move into here was because it was an end of terrace with a lovely view from the back and privacy from others around. I object to this annexe as this will be severely compromised.

2. **NOISE NUISANCE**

I have been advised by the applicant via email on 17/07/15 that the build would take about 6 months starting from October. Firstly as I work in the residential construction industry I know that despite everyone's best efforts to predict timescales it is nearly always the case that these projects overrun. Six months in any case is a long time and although they state the works will only take place during working hours I have to work from home a couple of days a week as part of my job and I don't want to have to deal with the noise and disruption this will cause within the six month (or even longer) period. Further to this once the build has been completed there will naturally be an increase in activity between the house and the newly proposed annexe resulting in further noise pollution from the rear that we wouldn't have to contend with if the planning doesn't go ahead. We value the peacefulness at present and again this was one of the main reasons I decided to purchase my apartment 7 years ago. I do not wish for this increase in noise to compromise my enjoyment of living here.

3. **LIGHTING**

The proposal to turn the garages to the rear of the property into an annexe will introduce lighting that otherwise would not have been present. The dwelling will of course need lighting which will project out into the rear garden via its windows/french doors and also onto the back façade where my bedroom is on the 2nd floor. This will introduce new light that I do not want disturbing me in my own dwelling and the same goes for any further lighting plans the applicant may have for the garden itself.

4. **STRUCTURE**

I have concerns over the structure of the proposal despite Conisbbs's report dated 19/05/2015. Whilst they have assessed the area they still state further soil investigations are required to validate the record data

in this area and then design conclusions can be reached. So the assessment isn't really conclusive. Further to this in section 3.2 *Subterranean (groundwater) flow impact* it states that the main contractor needs to validate the assumption that the proposed basement won't extend beneath the water table surface. Again this is non conclusive and raises concerns as an owner of the freehold. I don't want the buildings structure compromised because this. Also I have big concerns that works to the annexe will be taking place next to an electrical substation. Again the dangers involved with the works have not been detailed. This could have an impact on all of us within the property.

Please confirm safe receipt

Robert Harvey