

Online consultation response:

Lucy and Andrew Penny

22e Fitzjohn's Avenue London NW3 5NB

We have looked at the images given us by the applicants and on your site.

We have the following concerns:

1. Loss of light to our living room. Number 20 is to the south of our flat and the extension would be about 1 metre higher than the existing fence. It would cut daylight from what is already quite a dark basement flat, particularly in the winter when the sun is well to the south all day.
2. Appearance of the proposed extension: the materials of the design (mostly glass and metal) are not in keeping with the houses in Fitzjohn's Avenue, which are late 19th century red brick with cast iron used in the balconies. In particular, the new ground floor back of the basement flat of number 20 would be entirely glass, apart from the stairs down from the 1st floor balcony and the small section over the passage on the south side. The roof of the north side of the extension would also be glass, which seems quite inappropriate for houses of this date. This matters just as much at the back as it does on the street side. It would also ruin the harmony of the rear elevations of the houses in the row. The existing iron staircase from the first floor to the garden, though obtrusive, is at least not discordant with the present rear elevation of the houses.
3. Using the flat roof of the proposed extension on the south side as a terrace would overlook our garden and thus affect our privacy. Noise would be a serious concern here. The proposed glass balustrade would be ugly and would reflect light into our garden. Interestingly the pictures on the site show no glass balustrade and the existing white wooden railings, which is quite misleading.
4. The pear tree between numbers 20 and 22 would have to be removed, leaving an ugly gap. This would increase the light in the garden of number 22 at some times of year (i.e. in the summer) but would not make up for the loss of light to our living room in the winter.
5. We believe that such a development would lower the value of our flat.

For all the reasons above, we oppose this proposed development and hope that planning permission will not be given.

Online consultation response:

Sonal Keay

Flat D, 22 Fitzjohn's Avenue London NW3 5NB

We live in the top floor flat of 22 Fitzjohn's Avenue. (so next door). I object to this planning application for two reasons only. The first one is the most significant one.

I am aware that Camden Council has a laudable and inspiring approach to novel architectural developments, and that is something that the borough is proud of, and something that I think probably helps to shape the more individual character of this Borough, than for example, a more typically conformist one. I think it is nice to see modern, innovative designs, and think they can often compliment older buildings around it. I have thought carefully about whether to object to this application, but ultimately I did not have any trouble deciding because actually, the desire here is not to add something new or interesting to the existing character of the building; it is simply an extension, like any other.

Fitzjohn's Avenue is a remarkably handsome street with unique mansion buildings. Having lived here for over a decade (on and off) I am still struck by the splendour of the street. Harpers magazine described it as "one of the noblest streets in the world" and I think that is true. The extension proposed would not be in keeping with the character of the house or the houses around it and would, I think, spoil the view of the back of the house significantly. The view of the back of the house is magnificent - you are invited to come and look at it from our garden (no.22).

Extensions can sometimes be fine and on less distinctive houses would not be a problem, but here it would look very out of place.

The second ground of objection is the reduced privacy. I have a small child and we often spend a lot of time in the garden, where we have come to value the privacy that we have. To be looked upon by people on a terrace would significantly impact on our enjoyment of this private space.

You have my permission to walk into the garden of no.22 Fitzjohn's Avenue to look at the back of the house and consider the aspect, but if you'd prefer to announce a visit in advance you can call me on XXXXXXXXXXXX.