

**From:** Edna Young [mailto: [REDACTED]]

**Sent:** 13 August 2015 10:18

**To:** Young, Tony

**Cc:** [REDACTED]

**Subject:** Planning Application 2015/3901/P: Garden and Ground Floor Flats at 20 Fitzjohn's Avenue NW3 5NA

Dear Mr Young,

I am the owner and resident (with my husband) of 18c Fitzjohn's Avenue. I write to register my objection to this planning application. My reasons are:

- In the Fitzjohn's/Netherhall Conservation Area Statement, 20 Fitzjohn's Avenue is identified as one of the houses which make a "positive contribution to the special character and appearance of the area" (p32). This must mean that any alterations to such buildings should receive special consideration.
- Under the heading 'rear extensions/conservatories' the Statement says (p40) "some rear extensions, though not widely visible would so adversely affect the character of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area.....". And on p42 the Conservation Area Statement states that "extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.....". The type of build proposed in the application would run counter to both these requirements. The modern design would be completely out of place with the Victorian architecture. (The computer generated images attached to the application are misleading as they indicate No 20 and its neighbours are of much more modern design than is in fact the case.) And the size of the proposed extension, enlarging the terrace from the current 4ft to 14ft, would make it extremely obtrusive.
- The proposal to remove a healthy pear tree appears to contravene p41 of the Conservation Area Statement, which states: " All trees which contribute to the character or appearance of the Conservation Area should be retained and protected".
- Moving the large stairway 2m towards No 18 would affect the privacy of all the residents of No 18 when we use our communal garden, as it would mean removing all the vegetation that currently shields us and putting a pathway right by the boundary fence.
- This loss of privacy would be exacerbated both by the proposed 10ft extension of the terrace beyond the existing footprint, which would cause our garden to be overlooked, and by the proposal to build in glass.

Kind regards,

Edna Young

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