

Hazelton, Laura

From: Nainesh Patel <[REDACTED]>
Sent: 26 August 2015 17:40
To: Hazelton, Laura
Cc: [REDACTED]
Subject: RE: 103 Priory Rd. NW6 3NN

Follow Up Flag: Follow up
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Hi Laura

Thank you very much for your reply and I have noted your comments with regards to the size of the windows on the side elevation. I will revert back to you tomorrow.

With regards to the objections raised (thank you for sending me the link) and having carefully considered the objections made by a. Celia Taylor – flat 1, b. Davide Lewis – flat 3 and c. Morag Shackerley-Bennett - flat 4. It appears that 3 of 5 objections are identical and made by the same lady owner of the entire property and the occupier of ground floor flat Ms Celia Taylor.

I consider these objections misplaced and not acceptable as valid material planning considerations; I provide reasons for this view which have been outlined below for your reference;

1. DAYLIGHTING & OVERSHADOWING –

The proposals of this application are for two storey side extension which are south facing and therefore it is impossible for any overshadowing to take place considering solar path from east to west – indeed it is a fact that the existence of 78 Compayne Gardens in front of this side elevation of No 103 Priory Road in itself is overshadowed by the objectors property. For these same reasons the current level of daylighting to all three objectors' flats is not further worsened by the proposed extension. There is claim made by the ground floor owner of the flat that daylight will be reduced to the living room of this flat which is considered invalid due to reasons explained above.

2. PRIVACY -

Firstly, there seems to be confusion that privacy will be infringed – there is currently an existing clear glazed window to flat 3 (joint applicant 103 Priory Road) – the proposals is for a larger window which I accept can be obscure glazed and can be conditioned in the consent notice. Secondly, it should be noted that the existing windows on the adjoining property all serve rooms which are not classified as habitable. Thirdly, the proposed two storey side extension is contained along the line of existing bay window.

3. NOISE & DUST CONTROL DURING CONSTRUCTION -

This concern can be dealt with under the current provisions that apply for hours of construction and protection against debris and dust etc. I am assuming that this will form part of conditions to consent notice.

I am happy to discuss and explain the above further in necessary.

Kind Regards

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