

**Henry, Genna**

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**From:** Martin Larsson [REDACTED]  
**Sent:** 07 September 2015 21:21  
**To:** Planning  
**Subject:** 2015/4189/P - Comments on planning application [REDACTED]

Dear Sir / Madam,

These comments relate to the planning application consultation for proposed work on 128-130 Grafton Road, NW54BA.

We are the owner of 136 Grafton Road, a 2 storey early Victorian cottage.

I object to the application for the following reasons;

**1. Design and layout**

The height of the building is not in line with other properties fronting Grafton Road. The property to the immediate South of the proposed building is only 4 storey, and the property between us and the proposed building is only 2 storey at the front. A majority of properties on Grafton Road are Victorian 2 and 3 storey cottages / townhouses.

Grafton Road is mainly made up by historical Victorian buildings, for residential use. I don't think a modern office block fits into the environment and would ruin the general atmosphere of the neighbourhood.

Even though the existing building is not being looked after, at least it fits in with the design of other Victorian properties on the road.

**2. Loss of daylight, sunlight and privacy of neighbours**

A 6 story office block so close to our cottage would block our daylight / sunlight for most of the day during autumn, winter and spring due to the fact that it would be erected to the South of our 2 storey cottage. We currently have a back garden that is already suffering from lack of sunlight due to the neighbouring property which is significantly lower than the proposed building. Only during the summer when the sun is in straight above us, would we be able to enjoy sunlight. I have attached a photo from my back garden that shows exactly where the building would be erected (in the centre of the photo)

**3. Noise nuisance**

Due to the plan to dig out a large basement, I'm concerned about the noise and the vibrations this will inflict on the neighbourhood for a prolonged period of time. I would also be concerned that doing such massive work while having many historical buildings in the neighbourhood is a risk. Many building were erected before 1900 and might not withstand the vibrations of drilling. The area is also prone to subsidence - our own property is evidence of this and was underpinned 10 years ago for this exact reason.

Furthermore, I'm concerned about the precedence an approved planning application might set for other property developers in this area. My immediate neighbouring property (132-134) is a large industrial estate surrounding my property completely to the south and to the East. I would be worried that they would also be allowed to increase the height of their building from the current heights, completely blocking us out from any form of daylight.

Please confirm receipt of the comments.

Regards,  
Johan Martin David Larsson & Alexandra Aviva Margulies

136 Grafton Road  
London, NW5 4BA

