

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4010/P	Kevin Kitching	22D Woodchurch Road London NW6 3PN	15/09/2015 11:49:16	OBJ	<p>We are the owners of Flat D, 22 Woodchurch Road which is directly adjacent to the proposed development.</p> <p>When the applicant's applied previously for planning permission to build a house (Planning Application 2014/4507/P), we made the following comments:</p> <p>".....We disagree, first of all, that the changes represent 'minor amendments' to the previous approved application (ref 2006/2792/P).</p> <p>The elevation of the building in the previously approved application was 8.16m. The large and imposing stairwell in the revised application increases the elevation by what appears to be more than 2m, raising it significantly above the neighbouring building to the east and above the level of the west-facing windows of our flat (Flat D, 22 Woodchurch Road). In addition, the wall surrounding the proposed roof garden is more than 1m in height - again a very significant increase. Finally, the addition of the roof garden itself represents a very significant addition, particularly in light of its enormous size.</p> <p>The roof level changes will have a negative visual impact on us (we will be looking at large brick walls) and on others in the neighbourhood and will result in a loss of light for us from our bedroom windows. In addition the roof stairwell and brick wall will be unnecessarily ugly. The overall result will be a very overbearing building that will negatively affect the character of the neighbourhood and affect the privacy of neighbours."</p> <p>We think that these comments apply even more in respect of the proposed development. The changes proposed represent a very substantial increase in height and in usage, which could hardly be characterised as minor. In addition to the stairwell height of 1.1m over the height of the flat roof, there is perhaps an additional 1 to 1.5 metres for the plant enclosure and proposed obscured glass screen. In addition to the increase in height, the visual impact of the proposed development is much greater than for the house roof garden approved in planning application 2014/4507/P. The proposed acoustic enclosure is large and ugly and the glass screen is much more impactful than the plant features contemplated by the approved residential application. No explanation has been provided as to why such large and ugly features are necessary or desirable.</p> <p>We also support the comments made by our neighbour in Flat 22B Woodchurch Road regarding the impact on light and privacy of the proposed development.</p> <p>In requesting these substantial changes to the roof of the proposed building, the application purports to rely on the previously approved office and residential applications for 24 Woodchurch Road. We do not think that the changes approved for the residential application should automatically flow through to office use, which is very different. We note, in particular with respect to the roof terrace, that the intensity of use and the impact on neighbours is vastly different in the case of an office building than it is for a residential building. Residential family usage is likely to be intermittent, short in duration and involve the same small group of people, with occasional visitors. Use in a commercial building is likely to be greater, different in character to residential use and have a much more significant impact on the privacy of the neighbouring buildings.</p>

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