



***For the attention of Anna Roe***

Anna,

**Re: Planning application 2015/4965/P**

I wanted to make a formal objection to the planning application above. I am the co-freeholder of 47 Hillfield road (the second floor flat).

Before going into the reasons for my objections, a couple of procedural points.

First, the applicant has not discussed this application with me in any way or as far as I am aware with the other freeholder to the property.

Second, I only learned about this application on 2<sup>nd</sup> October and did not receive a letter notifying me of the application, despite me being directly affected. I have responded as soon as I became aware of the application.

My reasons for objecting are as follows:

- The proposed extension involves a large shift in the layout of the property, bringing the living area and kitchen to the rear of the house, and up a floor, rather than the front of the house in the basement where they are currently located. This will bring these noisy rooms directly below the bedroom of the second floor flat, and directly below and immediately outside the only window in the bedroom on the second floor flat. Previously, noise from the living room of the ground floor flat would have had to go through three solid floors before reaching my flat. Under the current proposal, there would be one new glass wall between the living room and my bedroom - in summer with the windows/doors of the proposed extension open and the window of my bedroom open those sounds would travel directly up.
- My other main reason for objecting is for privacy reasons. The glass roofed extension in the side return would mean that rooms in this extension would be able to see in to windows in my bathroom and living room, which are currently not overlooked. The proposals are also a huge invasion of privacy for the residents (current and future) of the ground floor. I would be able to see from my living room window through the proposed glass roof of the extension directly into the new kitchen and living room of the ground floor property.
- The proposal is not appropriate for a property of the size of 47 Hillfield Road. It fundamentally changes its appearance at the back from a perpendicularly aligned building to an elongated sprawl at ground floor level. The proposed extension, by reason of its scale and bulk, would be out of keeping with the design and character of the existing dwelling.
- It would also have an adverse effect on the visual amenity of the area as a whole. The whole building and other local residents benefit from the appearance and sense of space given by the garden which will be dramatically reduced by this proposal. The proposed extension would represent an unneighbourly form of development, detrimental to the amenities of the occupiers of the property and adjoining residential property.

Finally, the application has been poorly drawn up and researched. The plans discuss the creation of a new entrance in the common entrance hallway on the ground floor (currently the hallway only has doors to the first floor and second floor property) – the ground floor property is accessed from a separate external door. This is not only prohibited by the lease to the building without the prior consent of the freeholders (which they do not have and would not obtain) but is also a fundamental change to the building design that has not been approved. It raises concerns that there is a longer term plan to turn the basement flat into two separate flats, as has previously been applied for.

Overall, the application is poorly conceived, and more importantly introduces serious noise, visual amenity and privacy concerns for the property.

Kind regards, Mark

**Mark Johnson**

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