

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
|------------------------|-------------------------|-----------------------------|---------------------|-----------------|---|
| 2015/5054/P | Ilya Kleyner | flat 3 45 Arkwright road | 19/10/2015 20:42:53 | OBJ | Objection to height and dimension of the proposed structure. If the extension were to be built, it would reduce the security of our flat (rear garden first floor) as it provides an easy access to the windows from the neighbour's extension. Furthermore, if the balcony is built then it would violate our privacy as from the balcony on the roof terrace, it is easy to look into our rooms. In case the balcony and extension are to be allowed, we would require a glass panel of at least 180 cm to protect our windows from being looked into. In addition to that, we would like to know how the proposed structure corresponds to the party wall agreement. |

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| 2015/5054/P | Marc and Christina Michallet | 45 Arkwright Road Flat 1 | 20/10/2015 09:37:03 | OBJ | |

Objection to Planning Proposal
Saturday 17 October 2015

Dear Mrs. Craig,

We refer to application reference 2015/5054/P with associated reference EN06/0796
Address: 43 Arkwright Road, London NW3 6BJ

We are also sending this as an email to include picture evidence.

As the next door neighbours at 45 Arkwright Road, we object to the received planning proposal on the following grounds:

1. The proposed structure looking ugly, overbearing and out of scale
The height differential between the two houses due to the hill slope is approx. 0,5m as can be seen from pict. 1. The proposal, however, suggests an extension that is significantly higher, resulting in a large, dark wall right next to our terrace. In addition, this wall would sit right on the property boundary. In the interest of consistency it should be pointed out that our own extension had to have a step down (!) toward the neighbours at 47 Arkwright Road, limiting inside ceiling heights quite significantly, but resulting in an equal height of the two extensions (see pict. 2).

Pict. 1

Pict.2

2. Extension size relative to the house as well as extension size increase through successive planning
The existing extension of building no. 43 was only recently built and expanded the footage of the house quite significantly. It should be noted that this included the excavation of a very sizeable basement under the extension. The footprint of this basement is already much larger than the visible extension, encompassing the entire terrace area surrounding it. Ever since it was built, we were wondering if the

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| | | | | | <p>proper planning application process had been followed by the owner, as we have never seen a planning proposal or had an opportunity to comment on this. We would be very interested to learn if the basement was built on the basis of existing rules and regulations. Furthermore, the proposal now seeks to enlarge the habitable area of the house as well as the (already significant) extension itself. We object on the grounds that this is excessive on both grounds. We would like to note as well, that for this initial redesign of the house, no party wall agreement was ever sought.</p> <p>3. Bulk and massing of the proposed extension Objection to height and dimension of the proposed structure. The new structure would dominate our terrace and significantly change the aspect and impression of the existing garden ensemble.</p> <p>4. The proposed structure overlooking and overshadowing the neighbouring building extension and disturbing the open aspect of the neighbourhood/gardens The roof light, as well as the existing window will be significantly affected in terms of light available. The proposed height of the extension is app. at the middle of the wall in pict. 3</p> |

Pict. 3

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Pict. 4

The neighbouring wall is already impairing light imission through the roof window. The wall at the back has an elevation of about 2m above the roof. The roof visible on the picture is 3,3m above ground (our terrace) level. Therefore the extension construction will result in a wall running from the house to the pillar visible on pict. 4 at a total height of about 4 metres. Please note that the existing glass bricks on the picture would also be replaced by a solid brick wall, as would the glass bricks further up, which would also be removed further limiting the light available and adding to the dark and massive impression of the wall. May we point out that the revised drawing 'revised rear elev (Rev.B) (2)' dated 15/10/15 on the Camden website does not illustrate the situation of our skylight adequately.

View across the roof towards the proposed wall (pict. 5) which designates envisaged height of wall to be built. This is already 3,3 metres above terrace level. The wall is app. 1 metre higher.

Pict. 5

Therefore, from the ground, the new wall would be over 4 metres high.
For reference, the pillars visible in pict. 6 are 2,3m high. If the wall would be built as planned, the view shown would be nothing but wall.
This window is designated as non-primary on the planning application, yet due to the depth of the room, it is quite essential for letting in some daylight. We have even had the whole wall clad in mirrors in order to improve the light situation in this part of the room.

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Pict. 6

5. The proposed structure potentially affects the usability of part of the adjoining property. Due to increased runoff from the newly built wall (this is the west-facing "weather side"), our property will be impacted by significantly more dampness at the ground level, in conjunction with deteriorated ventilation thus negatively affecting the structure of our existing building. The area also houses our gas central heating and must therefore have sufficient ventilation. Exhaust fumes will be more easily trapped in the resulting corridor and venting towards the front terrace. This would negatively impact on the usability of the terrace. The existing window will be even more of a blind spot to potentially be targeted by intruders. Usability: due to darkness, dampness and lack of ventilation the space between the two buildings will become virtually unusable.

6. Joint wall / lack of party wall agreement
The existing terrace wall was built onto the joint property boundary in agreement with the previous owner (pict.7). With it being a joint wall, we dispute the right of the current owner to remove/modify it without previous consent.
In addition, already today there is an insufficiently addressed rainwater drainage issue. The entire runoff from the existing glass roof plus the terrace flows freely onto our property. This is quite unacceptable as is, due to not having been properly addressed or executed in the last planning/extension. It will obviously be a lot worse with a much increased roof area. The plans submitted do not show any ways how this issue might properly be addressed.

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Pict. 7

In summary, we object to the current proposal on the various grounds raised above.
We would not in principle object to a proposal that would keep the existing footprint of the extension and raise the existing glass brick wall by 2-3 rows of bricks to improve the privacy of the terraces.

We cordially invite you, Mrs. Craig, to visit our property in order to be able to visually inspect the site and fully appreciate the bulk and dimension of the proposal as well as its impact on us as next door neighbours.

Yours sincerely,

Christina & Marc Michallet
Flat 1
45 Arkwright Road
London NW3 6BJ

Email to planning@camden.gov.uk
