

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5432/P	Keith and Kathleen Northrop	13 Dartmouth Park Avenue London NW5 1JL	07/12/2015 13:52:08	INT	We live next door to 11 Dartmouth Park Avenue at number 13. We would like to like to say that we wish to be constructive in our response to the proposed work. That said, we are disappointed that despite the point having been made to the architects, neither they nor the new owners of number 11 have sought to make contact or consult us on the intended plans. What follows therefore includes items that we would have preferred to have dealt with in a less formal manner had we been given the opportunity.

We have the following comments with regards to the planned extension to the rear:

1. We are uncertain as to its planned height. It would appear from the drawings that the roof will be higher than the roof of the existing small structures which extend from the rear of each of number 11 and our property. Indeed, it looks as though the proposed height exceeds the height of the parapet wall presently dividing these two structures. Our concern is that this creates an unevenness between existing and proposed roof heights as well as well as exacerbating right to light issues in relation to our lower ground floor (see further below);
2. The new structure extends 1 metre beyond the end of the party wall between our two properties. Given this and its height, there will be a considerable loss of light and view from our kitchen window. This is particularly so due to the fact the rear of the houses are west facing and therefore presently enjoy sunlight from midday onwards. While we reserve our rights in this respect, we believe this effect would be reduced if the protrusion of the proposed structure (i.e. the extension) were to be reduced by half a metre. We would also like to know how it is proposed this wall be finished on our side.
3. We note that it is proposed that the patio level be raised considerably in order to create 'step less' access from the extension. Given the sloping drop-off of the gardens, this increased height when taken together with the depth of the extension would create a raised area extending just short of six metres from the present rear wall of number 11. We do not believe the effective height of this new patio is properly shown on the plans as, at its furthest point, it will be much more than the height of three steps above the existing lawn as presently indicated. We calculate it actually to be between 1.1 and 1.2 metres which would be above the height of the present fencing at that point. How resulting privacy issues will be dealt with is not explained on the plans, other than the inclusion of shrubbery on the drawing "Lower Ground Floor Plan". There is no indication on the drawing "Section AA" as to the proposed height of either this shrubbery or any proposed wall or fencing. We are therefore very concerned that what is intended is an considerable increase in both height from the present fencing and length into the garden beyond what is presently there. This would exacerbate the loss of light to our kitchen and put both it and much of our patio into deep shadow for much of the day. We would therefore object to such a considerable raising of height to the patio on these grounds. May we suggest that a solution would be to have two or three steps leading from the rear of the proposed extension on to the patio? In this way there would only be the need to raise it be a much reduced amount and it would sit better with the surrounding gardens.
4. The drawings do not appear to address the positioning of pipes to the rear of the property carrying waste water from the upper floors. We would like clarification of this.

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5. It is unclear how the boiler presently housed in the rear of number 11 will be repositioned. In so far as the venting of the new boiler may effect us, again we would like some clarification.

6. According to the planning application submitted on 27 November 2015 (number 2015/6628/P), it is proposed that the window to the first floor rear bedroom be made full height and open inwards. However we do not understand how the resultant necessary balustrade can therefore also be internal.

2015/5432/P	Keith and Kathleen Northrop	13 Dartmouth Park Avenue London NW5 1JL	07/12/2015 13:52:30	INT	
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