

**From:** [REDACTED]  
**Sent:** 30 December 2015 17:07  
**To:** Peres Da Costa, David  
**Cc:** [REDACTED]  
**Subject:** Proposed Development on land adjoining 1, St John's Wood Park Road

Application:2015/4800P

Dear David,

We would like to comment as follows on the above application, as neighbours and owners of No. 1 Middlefield, St. John's Wood:-

1. The proposed house now extends a further meter towards the Western boundary of the property (compared with the original application granted in 2014 which was 11.6m east to west and is now 12.6m) . This is now not in line with the neighbouring property at No. 1, St. John's Wood Park Road.
2. The boundary of the proposed plot has extended toward the Middlefield houses by some meters, since the original application, further restricting the vehicular access to the garages belonging to No. 1-13, Middlefield.
3. The proposed building completely blocks the pedestrian and vehicular access to St. John's Wood Park Road, which is and has always been used by the residents of Middlefield, particularly as a quick access to Swiss Cottage Tube Station. I have been told that the emergency services have access to the large gates at the entrance to the plot. This has not been unused or abandoned for 10 years as stated in the application. Reference is made to a section 247 notice in the original report.
4. In short the proposed development totally runs rough shod over the regularly exercised rights of access of the Middlefield residents. The management company for Middlefield has informed the applicant of these rights of access.

Many thanks

Regards

Niall and Fiona Shiner  
1, Middlefield,  
St. John's Wood.