

33 Briardale Gardens
NW3 7PN

Dear Ms Whittredge

Planning application 2014/3668/P

We are writing in respect of planning application 2014/3668/P (31 Briardale Gardens).

As the owner-occupiers of number 33 Briardale Gardens, we note some changes contained in the revised drawings. We remain disappointed that the revised design statement continues to be misleading regarding the actual size of our own extension: Camden granted a 2m L-shaped extension reduced to 1m at the bay, in effect occupying only the original footprint of the house, (a different configuration to No 31) and with a flat roof. Our extension is also only 3m high. This is the precedent we believe should also apply to number 33. We had been denied a 3m extension. No 31's is over 3m, increasing to over 4m at the bay. It should be scaled back.

There are also a number of aspects remaining to which we are objecting, and where we ask you to require amendments to the plans. These relate to outstanding points in our original objection:

Domed glass roof: This is a conservation area of distinctive Quennell houses. There have been multiple objections to the domed glass roof, which would upset residents of several neighbouring houses, and there are concerns for wildlife. There is a bat run over Briardale Gardens.

Roof light: Appendix 1 shows the proposed roof light on the extension on the number 33 side. We remain highly concerned, as we explained in our original objection, that the light from this will significantly intrude into all our bedrooms, including our main bedroom which would abut and overlook it. Appendix 2 shows the photograph contained in the revised design statement, and the relative heights of our main first floor bedroom window and number 31. Light from this roof light would significantly affect our amenity. We note that (unlike the other proposed roof light) this roof light does NOT use etched glass. We continue to ask why the roof light on our side does not have etched glass. In previous drawings No 31 has placed a plasma TV on our side, under the clear glass skylight. This means that bright lights would be beamed straight up into our bedrooms at night. This would be a severe intrusion on our amenity and affect our sleep. We should not be forced to barricade our windows to shield us from flashing lights from a plasma TV right under our bedroom windows. And we point out that we will be able to see right into No 31's rooms and observe the occupants in their private occupations. We have no wish to do so, and are surprised that No 31 have not considered this privacy issue. They have simply not considered the view from our windows, neither do any of their drawings show the impact which we think is disingenuous. We ask that the rooflight on our side be removed.

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We point out that No 31 were insistent that we kept our extension height to 3m – and we were most happy to oblige – we have a trail of emails proving this. Now, No 31 are insistent on having a high extension. No measurements are provided. However, drawing a red line from the applicant's own photograph, you can see, Ms Whittredge, that the extension height goes three-quarters of the way up our bedroom window. As we are down-slope, the extension is accentuated yet more. That is why we are as insistent on no 31's extension height being 3m as No 31 was with us. In No 31's own photograph – you cannot see our extension – it is actually lower than the bush to the right of their garden.

Trees and gardens: We are concerned that there is no acknowledgement of the risk of damage to neighbouring gardens from the work and that the concerns of our arboriculturist have not been fully taken into account regarding the impact on the beautiful magnolia tree in the garden of number 31 or the trees in neighbouring gardens. If the extension were scaled back clearly the magnolia would be better protected. Camden council required us to use mini-pilings when building our extension to preserve tree roots – therefore this should be considered for No 31's extension.

Also, there must be a construction management plan that keeps chemical and concrete mixing well away from our garden side. We are down slope, and rain could carry chemicals down into our garden with costly, large, recently planted trees. Our (leading) arborologist has asked in his reports for a protection plan for our garden. Our insurer does not cover garden damage.

We request that these changes be made.

We would also ask you to make a site visit before the deadline close and would be happy to give you access to our property on 4th, 5th or 6th of January, if that would be helpful and convenient. After this date we will not be readily available, and it is important to us to meet you.

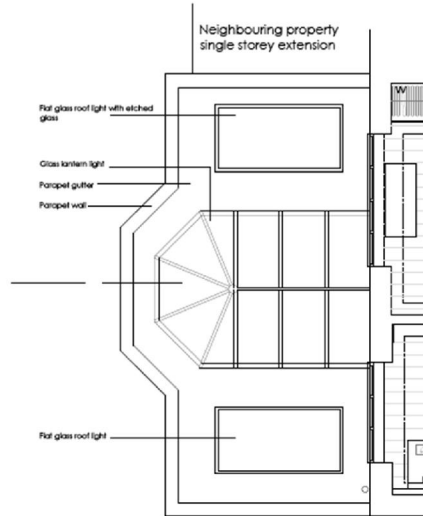
With kind regards

Rupert McNeil and Nicole Sochor

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Appendix 1:



Appendix 2

