


Elizabeth Glyn
49 Princess Road
LONDON NW1 8JS



15th December 2015

Dear Sirs,

Re: Appeal Ref: 2015/6400/NEW

I am writing in response to the above application by my neighbours at 51 Princess Road.

This site has been under near-constant development for the past few years and I was very disappointed to see that we are re-visiting these plans less than 2 years after they were first rejected on appeal by the planning officer. This scheme is basically a minimally re-hashed version of the previous scheme.

The planning inspector has already said that development of the closet wing and terrace will be harmful to my property. He cited a 'loss of daylight' to the rooms in 49 Princess Road; he confirmed that 'the loss of daylight would be substantial' and that 'the living conditions of the occupiers of no. 49 would be detrimentally affected'. The rights of light report submitted as part of the planning application was compiled without access to my house or garden and with no information at all about the layout of my property. In fact, as a result of this scheme I would lose significant light and any view of the sky. I would lose what little light I have to both my study and my lounge, the balcony outside my study, the light to my landing and staircase and the garden. Whilst the scheme has been scaled down in response to the previous failed application, it still has a materially detrimental effect on my property.

The application by my neighbours refers to my own closet wing development as 'recent'. In fact, it was built in 1993. Most houses in the street do not, in fact, have a similar development; the neighbours on the other side of 51 Princess Road do not have such an extension, most others do not have the addition either. In fact, recent additions to properties in the street have been at roof level such as that completed by my neighbours at No. 51 less than 2 years ago. The planning inspector at the last appeal specifically stated that he does **not** consider that developments of closet wings such as mine 'establish a precedent for this form of extension'.

My neighbour made it clear in previous applications that he would like a terrace on the top of the new closet wing. The planning officer rejected such an application on the basis of a lack of privacy to my property. He pointed out that there 'would be overlooking from the terrace into the windows of No. 49'. Whilst I strongly object to this application, I ask that, should permission be granted, a condition must be attached which precludes any such flat roof being used in this way.

Yours Sincerely,



Dr Elizabeth Glyn