

13 Kylemore Road

REF. 2015/6424/P

Objections by Elfi Pallis

Our main objection is that the planning application is unacceptably vague. The applicants are de facto asking Camden Planning for a blank cheque, enabling them to do whatever they like, irrespective of the effect on adjoining properties and the rights of neighbours. Even from the little information given it is clear that the proposed changes are likely to have unacceptable effects on our amenities.

1. RAISING THE ROOF LEVEL PARAPET WALL OF NO. 13

The raised parapet would be out of character with the surrounding properties, block the light to our legal terrace and cause a significant loss of visual amenity

As our chimney stacks are located at the very left edge of our legal roof terrace, raising the roof level parapet wall surrounding the flat roof of no. 13, currently just below ours, would also cause the new roof edge of no. 13 to directly touch our stacks, thereby damaging their stability and functionality. The building work itself is very likely to damage the stacks.

2. REAR DORMER

If the roof level of no. 13 or the rear dormer is raised above the level of our much used legal roof terrace, it would also rob us of both light and privacy.

3. REAR EXTENSION

13 Kylemore Road already has a substantial rear extension which is the same size as everybody else's in our street. We strongly object to any further increase in size: not only would its construction cause unacceptable noise, dust and disruption, It would also prevent sunlight from reaching part of our back garden and block much of the view from our downstairs bedroom window.

4. ALTERATION OF FENESTRATION ON REAR

We object to this because it will cause a loss of character of the buildings and the neighbourhood: all the other houses around the inner garden square on which Kylemore Road borders have the original windows.

Also, hacking into the main back wall, which runs along the backs of all houses of this street, in order to create new windows is likely to damage our building and others. It will also generate unbearable levels of disruption, dirt and noise.

5. BASEMENT EXCAVATION.

We object to this as it may lead to nuisance and loss of amenity due to disruption of the water table and localised flooding. The excavation of a basement is also very likely to threaten the stability of our building and party walls.

6. SCALE OF PROJECT

The proposed changes are out of character with the surrounding properties and would change the requirements on local amenities and facilities of the road and area. It is an over-development of the site.

We also object to the massive scale of the building project envisaged, which would involve huge and simultaneous structural changes to the basement, ground floor, roof, front, side and back of No. 13. This is unprecedented in our street and amounts, in practice, to the construction of a whole new building. It is also almost certain to cause substantial damage to our adjacent building.

In addition, the number of major structural changes envisaged would expose us to years (not months) of constant, unbearable noise, dirt and dust. This is a particular concern, since several residents throughout no. 15, including myself, work from home and their very livelihood might thereby be destroyed.