

We object to the proposed addition of a third floor and ground floor extension. These additions are contrary to Camden Council's Policy for the St John's Wood Conservation Area Appraisal and Management Strategy 2009, mainly on points 12.5 and 12.6.

The proposed third floor will be visible from all aspects at street level, it is not a subtle loft extension.

It will have a dominant presence, not only at street level but also to the houses opposite, especially the upper floors. Also, it will effect the symmetry and interrupt the consistency of the uniform height of all the buildings that line that side of the street.

The design of the proposed extension is contemporary, but it is not in character with the period of the building. Again, this contravenes the Council's Conservation Strategy.

The proposed six windows are large and as we live directly opposite, we would be overlooked and have a loss of privacy.

The Design Statement does not say if there is going to be a door, but as there are trees in the drawing, this indicates that there will be access to the outside one metre wide space between the extension and the existing pediment. However, one could get out there through an open window.

We are concerned about additional noise from people on the roof.

The noise levels are already excessive at certain times, as the property is used as constant short-term holiday rental accommodation, with continuous coming and going.

The applicant states in the Design Statement that they "*seek to extend the lower ground and ground floors to provide additional living space commensurate with the number of bedrooms the house has **at present***"

Yet the applicant wants to add another bedroom.....

Finally, we feel the proposed lower and ground floor extensions do not adhere to the Council's Conservation Strategy for this area, especially as the ground floor extension will be visible from street level.

**Camden Council Customer feedback and enquiries**  
**Comments on a current Planning Application - Ref. 20463533**

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**Planning Application Details**

Year	2015
Number	6907
Letter	P
Planning application address	9 Bolton Road
Title	Mr.
Your First Name	Daniel
Initial	
Last Name	Brooke
Organisation	
Comment Type	Object
Postcode	
Address line 1	4 Bolton Road
Address line 2	
Address line 3	
Postcode	NW8 0RJ



Your comments on the planning application

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These additions are contrary to Camden Council's Policy for the St John's Wood Conservation Area Appraisal and Management Strategy 2009, mainly on points 12.5 and 12.6.

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### Planning Application Details

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The noise levels are already excessive at certain times, as the property is used as constant short-term holiday rental accommodation, with continuous coming and going.

The applicant states in the Design Statement that they seek to extend the lower ground and ground floors to provide additional living space commensurate with the number of bedrooms the house has at present. Yet, the applicant wants to add a floor for another bedroom.

Finally, we feel the proposed lower and ground floor extensions do not adhere to the Council's Conservation Strategy for this area, especially as the ground floor extension will be visible from street level.

If you wish to upload a file containing your comments then use the link below

No files attached

About this form

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**Comments on a current Planning Application - Ref. 20463533**

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**About this form**

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