

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2171/P	Lilit Davoyan	27 Holmdale Road	15/05/2016 16:04:32	OBJ	We have concerns about the impact the new structure will have on neighbours, particularly with regards to the reduction of daylight and sunlight, for the garden and Flat 2 of 27 Holmdale road. The proposed plan does not consider the impact on neighbour on this and other aspects (including replacement of fence, blocking the view, damaging the overall look and feel for the area.

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2016/2171/P	Bagrat Tunyan	27 Holmdale Road Flat 2	15/05/2016 15:56:39	OBJ	<p>Thank you for the opportunity to comment on the proposed extension of 25 Holmdale road.</p> <p>As owners of Flat 1 and 2 of 27 Holmdale Road, we are directly affected by this extension. We wish we could support our neighbours' plan to expand their house towards the garden. However, after careful review of the details of the current plan and design, we fear that the new construction will have significant damage on the amenity of neighbours, as it will reduce the natural daylight and sunlight for the garden and for the living room of Flat 2 of 27 Holmdale Road, blocking the view and damaging the overall aesthetic view from inside the 27 Holmdale road garden, as well as affecting the neighbours own right for any future potential extension with a similar or different design and plan. We hope these issues will be considered seriously by the Camden Planning Committee and indeed by the owner of the 25 Holmdale road before making their decision and finalising their plan.</p> <p>While we were informed about our neighbour's intention to replace the current fence (part of which remains damaged following the collapse of the boundary wall almost 2 years ago) he did not indicate he planned to install a whole new brick wall which such huge dimensions- 3.1m height and 4m length!!! It appears the new wall will be more than 1m higher than the current fence and with 4m length it will completely block the daylight not only for the living room of Flat 2 of 27 Holmdale road, but also block the sunlight for a bigger section of the garden/deck area during the morning time.</p> <p>I raised my concerns with my neighbour previously, explaining that a higher fence would block the daylight and sunlight for our living room and for the garden area and asked him to consider this issue when developing any plans for internal garden re-design. Unfortunately, it appears there has been no consideration of this and other potential negative consequences this new extension will have on our property.</p> <p>All these and other issues make us believe that the plan will have significant negative impact on the amenity and value of the properties (Flats 1 and 2 of 27 Holmdale road). Therefore, we object this extension in the way it is proposed until the issues and concerns are fully addressed, potentially through alternation in their plans and designs (e.g. lowering the height of the new construction, finding alternative design solutions etc).</p> <p>Here are the main issues we want to highlight:</p> <ol style="list-style-type: none"> 1. Height and Length of the Boundary Wall- Significant impact on neighbour's indemnity. The proposed plan and design does not consider at all the fact that a higher wall (3.1m) will block the daylight and sunlight for the users of the garden and the living room of Flat 2 of 27 Holmdale road. The Section 5.00 Amenity in the Plan Statement only states that: "...There will be no increased overlooking and due to the extension's location to the North-East of the property neither of the neighbours' properties daylight and sunlight will be significantly affected by the proposed expansion". <p>This is absolutely wrong. The only accurate assessment in this section is the fact that the properties on that side face towards North-East. Therefore, while for the neighbours of 23 Holmdale road, who are towards the Eastern side of the new extension, there will be no impact in terms of reduction in daylight</p>

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and sunlight, our property (27 Holmdale), which is located on the western side from No 25, receives the daylight and sunlight during the morning time exclusively from that area, through the garden of the 25 Holmdale road. Therefore a higher fence will directly block the daylight and sunlight for the living room.

This is particularly a major concern because the length of the extension is planned to be about 4 meters! A new wall at 3.1mx4m will completely block the view and daylight and sunlight not only for the living room, but also for our garden area which is shared with Flat 1.

As an alternative solution they can consider having a lower and shorter wall or build that wall on the other side of their garden (Number 23).

2. What will happen to the remaining part of the boundary fence between 25 and 27? It is not clear from the plan what will happen to the remaining part of the boundary fence if 4m of the current fence is being replaced by a brick wall. The fence in that part is in excellent condition. The fence in the end of the garden is still damaged and Camden Council has previously advised that that section was going to be repaired by owners of Number 25 who were compensated for the damage caused earlier by the collapse of the boundary wall.

Therefore, this issue should also be clarified and addressed as part of any extension affecting the fence.

Replacing some part of the fence with a brick wall while leaving the remaining part as it is, will have significant impact for the owners of the 27 as there can potentially be 2-3 different types of fences running through the garden: 4m brick wall, 3-4m old wooden fence and a 2-3m new fence (yet to be constructed). This is a major concern and need to be clarified before the current fence is replaced.

3. Impact on trees, green and garden condition of 27 Holmdale rd. There is a tree in our garden, just adjacent to the fence with Number 25 and very close to the proposed construction. The plan and construction work must ensure there is no damage to the tree, greens and deck in Garden of No 27. Currently there is no discussion of this in the proposed plan.

4. Roof, Drainage and rainwater. The plan suggests a flat roof for the new structure. It is not clear how the rainwater will be removed, through which side, and how/where the new drainage pipes are going to be installed. This is important as there is slight dampness on the wall shared with 25 which can get worse because of ineffective water drainage system.

5. Building the wall to be used for No 25 only. It is proposed that the current boundary fence area is used to build the new wall for the new structure for number 25. As the fence is shared with neighbours, any new wall built on its place must ensure it can be used/shared by neighbours in the future for any future similar construction or extension. Currently it is not clear how this will affect our own (or future owners') right to build a similar structure and use that same wall for our own purposes. This is important particularly for the value of the property.

6. In general, we are against this type of individual extension, as it damages the overall look and feel

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of the block of gardens, as far as we can see it is going to be the first such construction so we it is unfortunate that this will damage the overall look and heritage feel of the area.

All these issues are very important for us and we hope that these issues will be seriously considered before a final decision is made by the Committee.

Owners of Flat 1 and Flat 2 of 27 Holmdale Road.
