

Brown Malcolm

The 31/05/16

11a Acol road

NW6 3AA London

Tel: [REDACTED]

Email: [REDACTED]

Object: Objection to planning application number: 2016/2136/P

Case followed by Helaina Farthing

Dear Sir/Madam,

We are the proprietors of 11a Acol road. This is the property immediately to the rear of number 7 Wavel Mews. We object to the request for permission to build an additional floor on number 7. Our objection is firstly due to the impact it will have on the light entering into our property. Particularly during the winter months with the sun lower in the sky an additional 2.8 meters in elevation will remove a significant portion of sunlight from us. But even in summer, due to the position of the Ash tree that is at the end of our garden we will lose a lot. The Ash tree is subject to a preservation order and cannot be removed. The canopy of the ash extends above the Wavel Mews buildings. The gap between the canopy and the roof of number 7 Wavel Mews is the primary portal through which sunlight accesses our property. The building proposed will completely fill this gap and remove this light. We would additionally object on the grounds of precedent. Should permission be given to number 7 it is likely that others on the mews would also look to increase the size of their property citing number 7's permission as precedent. Such an outcome would massively alter the aspect of the mews and significantly reduce the light and air to all properties to which it backs on to. Lastly, building would occur immediately above our garden. There is no separation between our grounds and the Wavel mews building. Beneath the proposed works we have fruiting plants and a play area for our children. In addition to the noise that will disturb everyone in the area we will have additional direct impact in the form of having to restrict our children from accessing this area due to safety concerns, and potential damage to our crop.

Additional considerations I would like to bring to your collective attentions:

We are in a conservation area. Ie an area of special architectural and historical interest, the character and appearance of which is desirable to preserve or enhance.

Wavel Mews, like most well maintained mews, is of such interest. Further it is also, I believe, specifically subject to a covenant to preserve its aspect. Whether the covenant is directly applicable in this case it is none the less an indication of the desire to preserve the character and appearance of the mews.

Risk of subsidence: In 1988 number 6 Wavel Mews made a claim against the former owner of flat 11a Acol road due to subsidence allegedly caused by the root system of the Ash tree (protected by a preservation order) at the end of the property of 11a Acol road. The tree is in the garden immediately behind number 7 Wavel Mews.

Irrespective of the root cause of the subsidence the substrate into which the founds of the Wavel Mews property is set have been subject to movement. Adding a floor at number 7 would add significant weight to the structure. With the previous history of subsidence, it should be a concern as to whether the additional weight will be maintained by the substrates holding the foundations of the building. It should also be considered as to whether this would impact the load and bearing properties of the buildings to either side.

Yours Sincerely,

Malcolm Brown

