

**Re Planning Application 2016/2597/P**

As the owner occupiers at Flat 1 (Ground Floor), 13 Lymington Road, NW6 1HX, we wish to object to the planning application reference 2016/2597/P on the grounds outlined below.

We have met and discussed our concerns directly with the owners of 15 Lymington Road, their architects and the structural engineers on the project and also proposed simple adjustments to the design that would resolve the issues raised. This has not resulted in any amendments to the plans.

As background, the properties at 15 and 13 Lymington Road are mirror properties and were originally built identical externally. The rear of the buildings were built with relatively few design features compared to the front facades and the proposed rear extension as designed, will totally destroy **ALL** existing original features and replace them with a large "box" extension the full width of the host property.

Below are specific objections we have to the application.

1. The extension height will be around 60cm or more higher than the existing boundary and will be clearly visible causing overshadowing at number 13 Lymington Road. An approximate outline is shown with the green markings in Image 1 below which shows the rear of 13 Lymington Road which was recently extended but maintained original roof heights and all original rear features. This additional height is unnecessary and damaging to the conservation area.
2. The proposed rear extension requires the complete removal of the sloped tiled/glass roof which can just be seen on the left in the photograph below. This should not be permitted as it is removing an original feature and does nothing to preserve or enhance the character or appearance of the West End Green Conservation Area.
3. Due to its height and single flat roof layout the effect is of dropping a large "box" onto the back of the building. The combination of the height and width of this extension and the removal of original features results in a design that means the proposed extension is not "subordinate" to the host building (in breach of CPG1) and nor is it in keeping with the scale and form of other rear extensions along this part of Lymington Road.
4. The proposed extension would undermine the symmetry that exists between the rear elevation at 13 Lymington Road and of the other similar neighbouring properties. Whilst this is not visible from the street, it is visible from the rear of all the nearby properties on Lymington Road, Fawley Road and Crediton Hill.
5. The inclusion of a living roof on the proposed extension is out of keeping with the design of the other roofing treatments in the area and the period of the host property. It is a large area to put a living roof on, it adds to the requirement of a higher roof level and, as the roof is north facing, it means the resultant roof is unlikely to be "living" for very long and will therefore become more of an eyesore than a benefit.

Below (Image 2) is a sketch originally done last year when we were first proposing to extend at number 13 Lymington Road. It shows a similar arrangement to what is being proposed but it retains the sloped roof, keeps the building within the existing profile of the two properties and therefore also addresses the height issues.

I trust you will arrange to come to visit the site to review the issues raised above as part of the consideration of this application. We can be contacted via email on 

**Image 1 (Below) Rear of 13 Lymington Road with approximate outline of proposed extension roof line shown at 15 Lymington Road (left side of image)**



**Image 2 - Proposal originally for 13 Lymington Road retains all original rear features, includes extension and lowers finished roof height so building is retained in existing profile.**

