

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0372/P	Vanora Bennett	135 Torriano Avenue London NW5 2RX	19/07/2016 17:55:12	OBJ	<p>In response to the Members' Briefing pack filed on 8/7/2016, containing the latest revisions to the development proposals filed by the developer of the proposed properties at 137 and 139 Torriano Avenue, I would like to offer comments as follows.</p> <p>(1) The very latest of the developer's changed plans, submitted by a new procedural quirk after the latest closing date of this procedure, though this has now been re-re-extended while we are on holiday, contains yet more worrying new references to yet another new development that would make our living space worse. This time it's a giant screen of which we are told nothing except that it is four and a half metres high - twice as high as my existing trellis, which, reading between the lines, I sense is doomed. Here is the reference: the report comments at 2.3.5 that "This proposal includes a 4.3m high privacy screen between the site and 135 Torriano Avenue. The screen is 1.5 higher than the existing trellis and will provide additional protection from overlooking. The screen does not raise concerns over increased loss of daylight &amp; sunlight due to the proposed houses taller and the site configuration and orientation already affecting no. 135 Torriano Avenue more than the screen. The screening will also be secured by condition." The last two sentences don't make sense, so I can't understand what meaning they are intended to convey. But I don't like what I read. This giant new feature is not described, and no clues are given as to the materials it is to be made of, its colour, etc, yet it will come between my property and daylight, so I would like to be informed. Should some description not be supplied? Who thinks it is a necessary or right solution? Not me, certainly on the basis of no information.</p> <p>(2) in your list of objections from neighbours, your point 12 ("Exploratory works undertaken in close proximity to no. 135 Torriano without permission") follows the wording given by the developer, and does not convey very accurately the reality - that he dug out the footprint of two houses without bothering to inform us or get a party wall agreement, and has cracked the facade of our house - the kind of "exploration" any householder would prefer to do without. He only stopped after his hasty digging caused the neighbours to realise that he had applied for more planning permission under a different address, with the council's permission, and that all the letters informing the neighbours had got lost en route. The developer has subsequently had his surveyor write to us and tell us there is no need for a party wall agreement, offering us £5000 to do without one. There has been silence since. Despite your officers' comment at point 14 (Design) below that "14.The applicant has been made aware that a Party Wall Agreement is required and that any deviation from the approved plans will require new planning permission," we have seen no sign of any attempt by the developer to negotiate this.</p> <p>(3) We will have other comments to submit for the meeting but have only been made aware of this while on holiday so will not submit them now.</p>