

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3799/P	Diana Pao	70 Dobson Close London NW6 4RU	26/07/2016 14:35:08	OBJ	<p>I am writing to register my objection to the proposed erection of a single storey rear extension at 55 Dobson Close, NW6 4RU (application 2016/3799/P).</p> <p>First of all, I would like to point out the inaccuracies in the application form for the proposal :</p> <p>Question 17 – The applicant indicated that there would be no gain of space after the proposed work. This is contradictory to the Design and Access Statement, outlining the extension would provide “additional space” for the applicant. The ground plan shows that the existing kitchen will be turned into a study and the extension will be the new kitchen. The study, whether you call it a bedroom or not, is an additional room that can be considered a bedroom. The property will become a 4-bedroom maisonette with the extension as a kitchen. Hence, there is space gained with the proposed work. Should the inaccuracies be addressed before this application is considered?</p> <p>As for the proposed single storey extension, my objection is based on the following reasons :</p> <ol style="list-style-type: none"> 1. Proposed extension as a kitchen – practical concern The position of the proposed kitchen may create a special kind of air pollution for the neighbours of our block. It will be situated right underneath my living room and upstairs bedroom. Although there is no indication as to whether the proposed rooflight of the kitchen can be opened, it can be assumed that some kind of ventilation system for the cooker will be installed to rid the smell of cooking from the kitchen. Should I choose to leave my balcony door or garden-facing windows open, the smell of cooking from the kitchen downstairs would be absorbed by curtains and fabric covers on furniture, which will be impossible to remove. This will affect other neighbours who live on the second floor of the block as well. At the moment I already have to shut all garden-facing windows whenever there is a barbecue in a downstairs neighbour’s garden or the enclosed communal green at the back of our block. This is not very pleasant on a hot day but it is the only way to prevent the smell from invading my space. The smell from the occasional summer barbecues in the gardens downstairs can be tolerated but to have the smell of cooking wafting into my living room or upstairs bedroom every day is totally unacceptable. It is simply unfair to expect an upstairs neighbour to shut out fresh air for a new kitchen in the garden downstairs. It will rob me of my right to enjoy fresh air whenever I wish. There has to be a reason why the original design put all the kitchens on the same side of the building to contain the smell of cooking on a certain side. Perhaps the architect had already thought about this possible problem for the neighbours? 2. Aesthetic concern The proposed extension will destroy the unbroken line of gardens in the original design of the building. As pointed out by both the Camden Civic Society and the 20th Century Society in a recent consultation, the architectural details of this part of Hilgrove Estate should be preserved so a protruding permanent structure in one of the gardens will become an eyesore. 3. Environmental health and hygiene The proposed flat roof of the extension will become a new playground for pigeons in the area, creating more opportunities of bird fouling on a regular basis. This will be unhygienic and difficult to

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monitor. In addition, one of the disadvantages associated with flat roof is that of drainage. Puddles of stagnant water remaining on the flat roof after a heavy downpour will be a breeding ground for mosquitos, hence a potential health risk for the neighbours.

4. Drainage

It is not clear whether the drainage for the proposed kitchen and the additional toilet and shower room downstairs will affect the current drainage system of the block. As the sewers pipes of the block run down to the back of the properties and there is a manhole cover in the garden of 55 Dobson Close, there is a possibility that the proposed extension will be built over or near a public sewer. Should Thames Water be consulted before Camden Council considers this application?

5. Fire risk

The location of the proposed kitchen may be a fire risk. Should a fire break out in this kitchen, it may spread into the neighbouring gardens very quickly.

6. Impact on the use of open space

Granting permission for this application will set an undesirable precedent for future attempts by leaseholders (especially buy-to-let owners) to build extensions and reduce precious open space designated as gardens for financial gain.

To sum up, I object to the proposed single storey extension due to the permanent changes it will make to the architectural details of the block; the food odour problem it will create; the environmental health and hygiene problems it will bring; the drainage problems it may cause; the fire risk it may pose and the precedent it will set for inappropriate use of open space.

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2016/3799/P	Rick Savage	69 Dobson Close LONDON NW6 4RU	26/07/2016 11:37:56	OBJ	<ul style="list-style-type: none"> The proposed extension, by reason of its size and siting, would have an adverse impact on the scale and character of the dwelling and would lead to a fragmented form of development along the rear of Dobson Close out of keeping with and detrimental to the character and appearance of the area. The proposed extension would be out of keeping with the architectural design and character of the estate and would have an adverse effect on the visual amenity of the area as a whole. More generally, the layout and siting, both in itself and relation to adjoining buildings, spaces and views, is inappropriate and unsympathetic to the appearance and character of the local environment. The proposed extension, by reason of its size and proximity, represents an un-neighbourly form of development that would have an adverse impact on the amenity of neighbouring properties by reason of an overbearing and intrusive effect. The site is located in a garden area where occupiers could reasonably expect a level of amenity concurrent with the property. The use of the extension as a kitchen introduces a diverse element that by reason of the use is likely to result in noise, disturbance, smells and other nuisance to the detriment of neighbour's residential amenity. All other kitchens in this and neighbouring blocks are sited facing the road (presumably so in the event of fire, fire fighting can take place easily with access to stand pipes for additional water). The proposal by reason of the overall floor area created and in the absence of any very special circumstances would lead to an inappropriate form of development on an open space contrary to the Mayor's London Plan 2011 to prevent garden grabbing. The benefits of gardens are wide and varied: they provide a vital habitat for wildlife, a respite from the urban environment, a place to relax and play as well as providing cooling and preventing water run-off. Their role in mitigating the predicted impact of climate change, such as heat island effect, will only increase. The proposed extension is to be sited over an existing 60 year old sewer/drain system and manhole cover; this would impede speedy access, maintenance and replacement affecting all four residential blocks connected to sewer/drain.

Total: 17