

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4104/P	Robin Mackay Miller	10 Constantine Road Hampstead NW32NG NW32NG	30/08/2016 11:45:44	OBJ	<p>re: Planning Application number 2016/4104/P, Tranley House, 1 Tranley Mews, London NW3 2QW, dated 11th August 2016, being currently stated as “Erection of single story front extension and new enclosed external stair (3 storey) to front elevation of existing office (B1a) to facilitate creation of additional floor space.”</p> <p>The end of my garden, which is only about 12 feet away from the back of my house, abuts the existing car-park, over part of which it is intended to extend Tranley House. I have inspected the plans, now fully understand the nature of the new development, and register my strong objection against the proposed plans on the following bases :</p> <p>(1) MAJOR IMPACT ON PRIVACY DUE TO OVERLOOKING WINDOWS : Further to the existing large windows to the front elevation, from all of which I have been regularly and blatantly observed whilst relaxing in my garden to my discomfort by the current occupants of the building, this proposal seeks to add yet more and closer windows in the shape of an external stair-well, walled by glass sheets, giving all users of the stairs an even higher and more effective viewing angle than at present.</p> <p>(2) CLAUSTROPHOBIC EFFECT : Our properties are on the thin end of the very small wedge of land in between our backs and the backs of those on Fleet Road. The additional claustrophobic effect of yet more development would be at best unpleasant. The 3 Storey addition of the external stair-well, walled by glass sheets, brings the front elevation of the building closer to all our back windows. The building already seems to tower menacingly over us this would greatly increase this adverse effect.</p> <p>(3) BUILDING DENSITY : This proposal would not only further increase the business use of this small residential area, but would also compromise our ability to resist similar incremental developments on other properties nearby, adding to what is already an unacceptable rise in the density of building in this constricted small space.</p> <p>(4) FIRE : There is already only a very small wedge of land in between our properties on Constantine Road and the backs of those on Fleet Road. All of our properties have almost no adequate means of escape from the back in the event of Fire as it is. Any further in-filling of already crowded space would lead to much concern about escape routes in the event of fire, during which eventuality, the glass sheets proposed to house the external staircase would constitute a nearer additional danger.</p> <p>(5) OVERDEVELOPMENT OF THE PROPERTY : Tranley House is already enormous and occupies more space than it should. Further development is excessive.</p> <p>(6) SECURITY : The new building will be a low structure and will no doubt have a fire escape to access the flat roof. Under those circumstances, once access has been obtained from Fleet Road, a criminal merely has to climb an existing ladder and then let himself down from the top of the flat roof, without effort, straight into our gardens.</p> <p>(7) NOISE &amp; LIGHT POLLUTION : We are already disturbed regularly with loud noises from the existing building. An extension, closer to our houses, would have capacity for yet more noise. The</p>

**Application No:**    **Consultees Name:**    **Consultees Addr:**    **Received:**

**Comment:**    **Response:**

existing building leaves its lights on regularly into the late evening and the glass-walled external staircase would greatly add to this. Apart from the impact on our lives, wildlife, such as bats, are greatly affected by this.

(8) PARKING : It is evident that a decrease in the parking facilities of Tranley House will lead to further stress on the already overburdened residential parking. The proposal says that the 12 spaces would be unaffected, but I seriously doubt that there are even 12 realistic spaces there and, in any case, there would definitely then be less.

(9) REFUSE & HYGIENE : All of our properties would be subjected to further nasal assault (already extremely bad, particularly during the Summer) from rotting rubbish in the smaller space where they would need to deposit their refuse. Constantine Road is already plagued by rats as it is. I have seen then myself in quite a few of our gardens at the front, back, and several times in the Tranley Mews car-park. Any refuse deposited in a smaller area at the back would surely exacerbate this smell.

(10) AXPHYXIATION : It is noted that it is still intended that cars be parked in the residual back area. We are already plagued by fumes from the existing parking. Fumes released in a much smaller space will be detrimental to us, not least because all the central heating vents of all the houses in this wedge pour out into the back area, a fact which already makes it impossible to spend time in the garden at certain times of year for fear of carbon monoxide poisoning, both from the cars and from the vents. We also experience a lot of passive smoking from workers smoking next to our walls!

(11) RESIDENTIAL NATURE OF THE CONSERVATION AREA : The residential nature of the Mansfield Conservation Area is already compromised by the existence of Tranley House. At the moment, however, bar the enormous windows already staring down at us, it has a vaguely house-like feel to the construction. The proposed extension, with its huge plate glass windows on the external staircase – looking right into all of our gardens – will detract from this nature and make it seem ever more like an office. The existent monstrously ugly frontage already assaults me visually every time I go out of my back door into my garden, with the many pairs of eyes that already stare down. I protest, not only that this is having a direct impact on my enjoyment of my property, but that this has been yet another assault on the period feel of the this area by thoughtless un-improvements to the various properties therein. I firmly believe that this proposed extension would not only already detract from the residential quality of the area, but – if allowed to be erected – would also lead to further encroachment on this neighbourhood by similarly undesirable developments until the area is nothing but a forest of unsightly developments with sub-standard out-of-character windows peering from them, destroying our privacy. I protest, not only that this will have a direct impact on our properties in Constantine Road and Fleet Road, but that this is another assault on the Mansfield Conservation Area (whose committee objected to the previous one story extension proposal for Tranley Mews back in 2004) by creeping commercialisation. This plan constitutes a change of use of the yard. Whereas there has been a commercial building of one sort or another (I believe originally a laundry), there has always been open space between the buildings.

I look forward to hearing from you that this proposal has been rejected.

**Application No:**   **Consultees Name:**   **Consultees Addr:**   **Received:**   **Comment:**   **Response:**

With many thank in anticipation, yours sincerely

---