

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4363/P	Strathray Estates Limited	64 New Cavendish Street London W1G 8TB	20/09/2016 16:28:37	OBJ	<p>We are the freeholders of 12 Strathray Gardens, London NW3 4NY and have seen sight online of a planning application for the erection of a single storey side and rear extension to the lower ground floor flat.</p> <p>We would put on record that no Notice has been served on Strathray Estates Ltd who are the freeholders and therefore we feel that this is an unlawful application but in any event we would strictly oppose the application as delivered strictly on planning grounds because we feel that this is an over-development of the site which is situated in a conservation area. In addition and far more importantly the proposed side extension would completely block the access from the front to the rear of the building. The freeholders reserve rights over the side access and rear garden in order to carry out maintenance to the elevations of the building. If this side extension was allowed there would be no access and it would be impossible to erect scaffold etc in order to effect repairs on the side and rear elevation and in addition repairs to the roof would be impossible. The freeholders are responsible for maintenance of the building and flat owners pay a proportionate service charge. Whilst the rear garden is in the ownership of the applicant Ms Zilkha, it has not been taken in to consideration that the freeholders have rights over the side entrance and rear garden in order to carry out repairs and for this reason the application relating to the side access should be refused, in addition it is our opinion that the proposed rear extension will be unsightly and again would not confirm to a conservation area.</p>
2016/4363/P	Natalie Dee	Flat 8 12 Strathray Gardens London NW3 4NY	19/09/2016 17:25:35	OBJ	<p>The objection is that this extension will remove all access from the front of the property to the rear of the property.</p> <p>Access to the rear of the property will be dependent on walking through the owner's flat. This will create a huge problem when building repairs and maintenance is required. These could be routine or emergency works. It is essential to have access to the rear of the property.</p> <p>This would make it impossible to erect scaffolding to access the first floor, second floor and the roof at the sides and at the back of the property.</p> <p>Another major objection is the safety element that must be taken into consideration. The fact that there will be no access whatsoever to the rear or the sides of the property is a major safety issue for a whole host of emergencies and in particular in the event of fire. Some of the flats, if not the majority of them only have windows facing the sides and the rear of the building. In the event of a fire, firefighters would not be able to access the side and rear of the property to erect ladders to rescue people trapped in the building.</p>