

Mr & Mrs Bennetts
51 Albert St
London NW17LX

Application Reference 2016/4688/P
Address 47 Albert St London NW17LX
RE objection to planning application.

Dear Anna Roe,

We would like to object to the proposed alterations to 47 Albert St for the following reasons.

1. All the houses in this section of this historic terrace have their front doors on the left hand side and access to the rear extensions from the staircase of the main building. This allows for garden level roof terraces, where they exist, to abut their neighbour's basement light well, thus providing a much needed element of privacy. This principle of privacy can be observed on numerous apartment blocks where great care is taken to space balconies so that they do not abut each other. Delicacy in this matter is key to enabling people living in crowded urban environments to enjoy a modicum of seclusion in their outdoor spaces. Unhanding the placement of these areas at no 47 flies in the face of this principle to the detriment of residents in both number 47 and number 49.
2. It has long been a key element of all rear extensions in this terrace that they have had to be faced with the same type of bricks as have been used for the original properties. Wherever possible reclaimed original bricks have been used. We can see no grounds at all for straying from this policy now. The use of the bricks proposed in this case cannot help but make it stick out like a sore thumb however well proportioned and otherwise attractive the final design may be.
3. Although we firmly believe that everything possible should be done to conserve and improve the amount of greenery in cities it is essential that this be done in a considered and sympathetic fashion. Sadly we feel that the inclusion of the proposed green roof does nothing to enhance the design of the rear extension. On the contrary it adds unnecessarily and unattractively to its height with the considerable knock on effect of reducing light to the neighbouring property at number 49. In addition it is difficult of access and it will need to be accessed frequently to prevent any of the aggressive seedlings of neighbouring sycamore and fig trees from becoming established, the consequences of which are all too clear to see in nearby unattended gardens. With these factors in mind the green roof strikes us as a pointless gimmick quite out of keeping with the rear profiles of these properties and likely to cause endless problems.

In conclusion we would like to see the proposed alterations to number 47 Albert St amended to keep the type of bricks used and overall layout of the rear of the building in keeping with that of neighbouring properties.

Yours sincerely
Roxane and Peter Bennetts
2 October 2016