

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2822/P	Nicholas Bard	82 Greencroft Gardens London NW6 3JQ	10/10/2016 14:56:31	OBJ	<p>I am concerned about, and wish to object to, the aspects of this project that involve a full-width extension and new balconies to the rear. I am next door, at No 82, and both of these developments will involve an uncomfortable and intrusive closeness to both</p> <ul style="list-style-type: none"> <li>- my extended kitchen, which about covers half the width of my property, the part which is further away from No. 80, and</li> <li>- the patio, which covers the other half, and is immediately adjacent to the proposed development.</li> </ul> <p>The high level of proximity is illustrated by the filed Block Plan, and also by the pictures appearing in the filed document entitled “Greencroft – Sun Study”.</p> <p>Loss of Amenity - The entirety of the side of my kitchen which faces the proposed new development comprises bi-fold glass doors. The occupants of the new ground-floor extension, and anyone on the proposed new balconies, will be able to see straight in to the kitchen, from a distance of only 6 metres or so, out of any side windows. At present there is only an oblique angled view, which is not at all troubling or intrusive; but if the development were to proceed, ground-floor occupants (and potentially, anyone on any new balcony) would be able to see out of any side windows straight in to the entirety of the kitchen. It would be like inhabiting a goldfish bowl, and involve a serious loss of privacy.</p> <p>In addition, anyone on any proposed first-floor or higher balcony may (it is not 100% clear from the plans) be able to see straight into my son’s bedroom, which is to the first floor rear, immediately adjacent to No 82. (There are two large sash windows looking straight out to the rear.) The top-floor rear balcony could also allow a clear view into the rear of the top floor flat. This would compound the loss of privacy, and would be wholly unsatisfactory.</p> <p>The development would also cause a reduction in available light to the kitchen and patio (from that side), and also – because of the proximity - a degree of noise pollution. (Indeed, the noise from recent works to the property has been fairly intrusive, although as it is intermittent I have not felt it necessary to complain; the prospect of further prolonged building works in such close proximity is a troubling one.)</p> <p>Failure to Preserve and Enhance the Conservation Area - the glass construction/architecture of all proposed balconies is out of character, and constitutes an unsympathetic over-development, which is not in keeping with the general look of Greencroft Gardens. The same comment applies to the full-width and additional-length (basement) extension.</p>