

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6111/P	Mark Guthrie	7B Kingdon Road London NW6 1PJ	02/12/2016 11:24:03	OBJ	<p>I object to the grant of any permission in respect of this application on the following grounds:</p> <ol style="list-style-type: none"> 1. The current lawful status of the property is that of a single dwelling. The applicant admits that from about December 2013 the property has been used unlawfully as a house in multiple occupation (HMO), with eleven residential units. No application was ever submitted to secure permission to convert the property into a HMO. Accordingly, this will be the first opportunity for the Planning Committee to consider whether the building is suitable and the proposals are sufficient to allow a change of use to a HMO. The Planning Committee did not ever have the opportunity to determine whether the property is suitable for use as a HMO with eleven residential units. Nonetheless the applicant seeks permission to provide sixteen residential units on the assumption that the property could properly sustain eleven units. The applicant has advanced no evidence to support the contention that the property could be properly converted into a HMO with eleven units let alone sixteen. 2. The applicant has not advanced any or any good reason as to why it is necessary and desirable to increase the number of residential units from eleven to sixteen. In particular, the applicant has provided no or insufficient reason for why an extension to the property at lower ground level is necessary. 3. The application provides for the creation of twelve double occupancy flats and four single occupancy flats. Therefore, if each of the proposed flats were fully occupied, the total number of residents in occupation would be 28. This is too large a number for this property with its size and characteristics. 4. By way of example of the property not being able to accommodate properly 28 people, the applicant states that provision will be made at the property for waste disposal and collection. It is submitted that given the amount of space available at the front of the property that this will be insufficient to accommodate waste disposed from 16 households and 28 people. No provision will be made for the disposal of recyclable waste. 5. In all the circumstances it is submitted that the density of occupation will be excessive. 6. The applicant asserts that the new accommodation in the property will be used to provide affordable housing. The applicant provides no evidence in support of this assertion. The applicant does not provide any evidence of what it understands affordable housing to constitute. For example, the applicant does not state "In order to provide affordable housing, rents will be charged at x% of market rents". 7. The existing garden in which the proposed extension to the property at lower ground level will be built is small. The proposed extension will extend too close to the boundary fence with 7 Kingdon Road. At its greatest the distance between the edge of the extension to the boundary fence will be approximately 6m. At its shortest the distance will be 4.75m. 8. As a result of the size of the extension, the size of proposed garden will be 39 square metres. This

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

is too small a space to be used by up to 28 residents as a meaningful recreational space and without their causing noise disturbance to neighbouring properties.

9. Similarly, the use of the proposed roof terrace by up to 28 residents is likely to cause noise disturbance to neighbours. Experience of the use of the roof terrace by the residents of 13 Dennington Park Road suggests that noise even at a relatively low volume and especially at night travels easily and can cause a nuisance. The creation of a new roof terrace in addition to existing neighbouring roof terraces will contribute to increased noise levels in the immediate vicinity.

In all the circumstances I submit the application should be refused.
