

Gentet, Matthias

From: Adam Shaw <[REDACTED]>
Sent: 09 January 2017 08:33
To: Planning
Subject: Centric Close Proposal

Dear Sir/madam

I am raising my objections about a proposal to build 76 flats behind my property at 19 Oval road NW1.

I strongly object to the proposal to build 76 flats at Centric Close which directly overlooks my property.

The development will:

- Dramatically cut down on the light we receive.
- Substantially encroach on our privacy due to the number of windows looking directly into our bedrooms and garden.
- Detrimently affect the residential and work place mix of property use in the immediate area
- Substantially undermine the value of our property because of the above issues
- Undermine the council's argument that HS2 construction near the proposed site, will harm local residents. If the council is seen to approve developments like this - how can it argue that large scale constructions along this line will harm the local community and residents.

Because the proposal is for a block of flats substantially higher than the current building, it will significantly change the light we receive in an already crowded skyline. Even the report itself admits 9 properties will “**experience alterations in daylight beyond the recommended BRE criteria.**”

I was very concerned that the report attempted to both justify and dismiss this as insignificant.

The proposal is even more unsettling since we are also having to cope with HS2 construction which the Council says will affect residents of Oval Road.

It would be hard to understand a council policy which on the one hand objects to the disruption and hardship caused by HS2 and at the same time authorise construction along or near the HS2 line which will harm the homes and residents of properties nearby. Authorisation of this development would appear to undermine the council's own policy on HS2 and make it harder to make its arguments over the new high speed line.

Another impact of turning this building into 76 flats is the impact on our privacy. The current building is a warehouse and office. It has only one small window facing the back of my property which directly faces our bedroom. As the building is only used in working hours, there are rarely people overlooking our home. It seems likely that there will be many windows directly facing and in close proximity to all the back windows of the homes in Oval road. Thus we will have people's windows very close to our windows and they will be able to peer into our rooms and gardens. This will directly impact on our privacy and will no doubt also significantly reduce the value of the existing properties in Oval road.

Oval road has a current mix use of business and residential which provides the community with an adequate mix of work and living space and I believe this will dramatically change the nature of that mix in our immediate area.

I would be very grateful if you would confirm that you have received my objections.

Many thanks for your attention with this matter.

Kind regards

Adam Shaw
19 Oval road NW17 EA