

## Hazelton, Laura

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**Subject:** FW: 2016/7054/P at Burghley Court, 18 Ingestre Road, NW5 1UF

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**From:** Robin Charlton  
**Sent:** 05 February 2017 14:39  
**To:** Hazelton, Laura  
**Subject:** 2016/7054/P at Burghley Court, 18 Ingestre Road, NW5 1UF

Dear Ms Hazelton,

I would like to register my objection to planning application 2016/7054/P at Burghley Court, 18 Ingestre Road, London, NW5 1UF where I am the owner and resident of Flat 6.

The application contains a number of serious factual errors which call into question the validity of its submission; as follows:

— Saunders Drawing PL002 Existing Roof Plan fails to show the 8 skylights that provide light to both the upper floor apartments and the building's two stairwells.

— Saunders Drawing PL002 Existing Roof Plan shows the northerly outbuilding as "Bin / Cycle Store". This small shed houses gas meters and refuse bins, and has neither the space nor security provision to accommodate any cycles. Please see the included photo which illustrates this.

— Saunders Drawing PL003 Existing Plans incorrectly shows Flat 6 as a duplex over the first and second floors when it is actually located solely on the first floor. This indicates that the planning submission is not based on the building's final plans, as constructed.

— Point Surveyors Daylight and Sunlight Report mislabels residential accommodation of the Ingestre Road estate as the Community Centre in many diagrams. The community centre is actually located at a significantly greater distance to the south-west of Burghley Court.

In addition to highlighting these errors I would like to make the following points:

### **Design**

The existing height of Burghley Court approximates the wall height of the neighbouring Victorian properties. Adding an additional storey of living space will clearly raise the building above the ridge-line and chimneys. Compared with the neighbouring pitched roof the higher flat-roofed building will become the dominant silhouette when viewed from an easterly direction. This undoubtedly changes the character of what is currently a charming Victorian street. For reference I've include a photo of the existing view.

### **Amenity**

To the west of Burghley Court lies a small but well-used park and the neighbouring flats of Wardlow Court and the Ingestre Road estate. The estate's architecture and orientation is unfortunate in that it creates numerous dark corners and walkways making it especially prone to crime and anti-social behaviour. When considered with the neighbouring Acland Burghley school the area can be regarded as having special sensitivity to such issues. This is demonstrated by the regular incidents of graffiti, fly-tipping, and public alcohol and drug use I witness.

Increasing the height of Burghley Court will further over-shadow the recreation area leading to a reduction in its amenity and an undoubted increase in the incidents of these problems.

The residents of Wardlow Court will also see a significant reduction in loss of sky and light since the building will obscure direct sunlight for much of the day. With higher windows and balconies overlooking them, they will also incur further loss of privacy. Please see the included photo illustrating the view.

### **Transport**

The suggestion that Burghley Court's existing bin store could provide cycle storage is nothing less than fantasy. As space is extremely limited, cycles could not be stored there without obstructing refuse collection. In the past the building has struggled with cycle storage issues in common-areas and such problems will only grow with the addition of further residents.

**Summary**

The factual errors identified in the planning application raise questions on its validity and integrity, and a case can be made for rejecting it on this basis alone.

Further, granting permission to extend Burghley Court will put unreasonable pressure on a site that is already maximised and suffering the problems of this. It will undermine the amenity of one of the few parks in the local area and likely lead to further incidents of crime and anti-social behaviour. The character of one of NW5's most attractive streets will be needlessly compromised for scant social or community benefit.

Kind regards





Burghley Court Bin Store





View from Wardlow Court



View from Wardlow Court