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2016/7054/P	Mandy Yem and Justin Yem	Flat 5 Burghley Court London NW5 1UF	20/02/2017 16:37:48	OBJ	<p>We are the owners of Flat 5 Burghley Court, and would like to strongly object to the plans submitted for an additional dwellings on the roof of Burghley Court.</p> <ol style="list-style-type: none">1. The erection would clearly have a significant disruption to the property, and will have an effect on the integrity of the building structure.2. The building has numerous sky lights, and any roof structures will block this natural light, and this has been completely overlooked.3. There is already insufficient bike storage at the property, and a further 2 flats occupants will make the situation unacceptable.4. An additional floor on the roof will make the property look out of place with the height of the adjacent Victorian terraces, and the natural sloping height towards Wardlow court.5. There is a small green space directly behind Burghley Court, a further level to Burghley Court will cause the property to overshadow it.

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2016/7054/P	Rea Maragno	Maisonette 91 Burghley Road London NW5 1UH	18/02/2017 16:52:52	OBJ	Further comments re: Planning application from Mrs Rea Maragno Dear Ms Hazelton, Re: Planning Application - 2016/7054/P - Further comments I am standing in the ground floor Maisonette of 91 Burghley Road, where I live, with my head close to the window so that I can enjoy a small area of sky. This is the only position from which I can see the sky in this room as it is almost completely obstructed by the building which is Burghley Court, just about 5 meters away from my home (a little more than an average sized room). If a further floor is built on top of the existing building, this view of the sky will completely disappear. This is the case also from the bay window in the living room which, by its structure, is even closer to the wall of the Burghley Court building. The Maisonette is on two floors. In the upstairs bedroom, the window also faces the side of Burghley Court and, again, I have to get close up to see the sky. Otherwise, all I see at both levels is an expanse of brick and I feel imprisoned. A further storey would compound this effect. At the time of the Planning application for what is currently Burghley Court - in 2003 or 2004, I did not own or live in this flat and the owner at the time was abroad, so I don't believe that the impact on the Maisonette at 91 Burghley Road of what was then the proposed building of Burghley Court was given due attention. To put it bluntly, the building of Burghley Court placed a brick wall at a comparatively short distance away from a home that had previously had an open view. The previous structure - a light industrial building which was pulled down to build Burghley Court - was no higher than the garden wall, so there was complete visibility across Ingestre Road towards Acland Burghley School. This very significant loss of amenity cannot be restored, but I must beg you not to discount the catastrophic effect of a further loss of daylight, and access to a little sky, or to see it as negligible (as those who drafted the Daylight Report appear to believe). Just because we now have limited access to daylight and sky, does not mean that a further loss will not make any significant difference. It would be like telling someone with limited sight that putting a patch over her eye won't make much difference because she couldn't see very much in the first place. I am attaching some photographs that show the "view" to which I have referred. They show the view from my garden level living room and from the upstairs bedroom window from the same point looking straight out at the wall of Burghley Court and then from the same position but closer to the window to show the amount of sky that is currently visible. I respectfully ask you and the Planning Committee to give very serious consideration to my comments and objections, both in this letter and in my previous one dated 8 February, and to refuse any application to build a further storey at Burghley Court. Yours sincerely

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Rea Maragno
 The Maisonette
 91 Burghley Road
 London NW5 1UH
 18 February 2017

(NB as I am not sure how to attach or include the photos to which I have referred within this format, I am sending them today in a separate e-mail to Laura Hazelton)

2016/7054/P	Mark Drayton	Flat 1 Burghley Court Ingestre Road London NW5 1UF	20/02/2017 11:23:35	OBJNOT	<p>In your pre-application letter you state that:</p> <p>"The site would be expected to provide two secure cycle storage locations per two bedroom dwellings as stated in the revised London Plan 2016. The pre-application plans do not illustrate where the secure cycle storage area would be located on the site. Therefore any submitted planning application would need to clearly illustrate where the cycle storage would be maintained and provide detailed plans of the type of storage."</p> <p>There is no cycle storage space at Burghley Court whatsoever, and there is no room for any to be created. The cycle store marked on the plans is in fact our bin store, and a cupboard for the gas meters. Additional residents would exacerbate this problem.</p> <p>This building is designated car-free housing. With no cars permitted or space to put bikes, you can't have it both ways.</p>
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2016/7054/P	Esther Drayton	Flat 1 Burghley court NW5 1UF	20/02/2017 12:05:55	OBJ	<p>I own one of the flats within Bughley Court where it is proposed to add another floor with 2 additional apartments.</p> <p>I object to this proposal as follows:</p> <ol style="list-style-type: none"> 1) the block Amenities will not be able to accommodate 25% more waste in the bin store, or add any further electric/gas meters or post boxes. There is also no storage for Bikes and adding flats will exacerbate the issue. 2) loss of light. There are skylights in the stairwell and the top floor flats which will be covered over, this will significantly reduce the light into the building 3) disruption for building work to both the neighbours in Burghley road and Ingestre road and the tenants at Burghley court 4) Another floor will look straight into people's homes in the block behind the flats. This will encroach on their privacy 5) another floor will raise the property above their Victorian houses along Burghley Road this will be unsightly not be in keeping with the design of the area. 6) these flats will not provide "affordable housing" they will be sold at a high price so the extension does not help solve housing pressures for affordable housing. 7) Loss of privacy - we will be overlooked by a large balcony which will invade our privacy and will introduce noise from people partying on the roof.
2016/7054/P	Helen MacInnes	91G Burghley Road London NW5 1UH	20/02/2017 21:31:21	OBJ	<p>With reference to this planning application, please not my OBJECTION to this proposal.</p> <p>I live on the ground floor of 91 Burghley Road and because of the adjacent building (Burghley Court) get very little light in my bedroom. Any further loss of light would be totally unacceptable.</p> <p>Furthermore, it is my opinion that any addition to the height of this building would be wholly inappropriate, from the point of view from Burghley Road.</p>

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2016/7054/P	Marco Maragno	Garden Flat 91 Burghley Road NW5 1UH	18/02/2017 16:20:08	OBJ	<p>I live in the Garden Flat at 91 Burghley Road, next door to Burghley Court. I object to the increased height of Burghley Court which an additional storey will create as it will seriously limit my access to daylight. The Daylight and Sunlight Report compiled by the applicants does not show my windows or flat at all. This is a very serious omission on their part. It is as if I don't exist! I have lived in this flat since 2009.</p> <p>My flat opens onto a narrow back garden and the only light that comes into the living room is from the window and the glazed garden door which open onto the back garden (not included in the daylight and Sunlight Report). Daylight is very limited and so ANY loss is a significant loss. Also, my kitchen, which leads off the living room, has no window, so the only natural light it gets is indirectly from the window and door at the back. This will also be further reduced by the proposed development.</p> <p>Another relevant window that has been left out from the report is the skylight in the study which is on the ground floor (entered from the front door of the flat which is at ground level on Burghley Road). This skylight is the only window in the study room: the increased height of Burghley Court will both limit daylight further but also block the patch of sky that can be seen.</p> <p>I will feel even more "hemmed in" and overlooked in the back garden as the narrow area that leads from my garden door to the rest of the garden will be dwarfed even further by Burghley Court, as will the whole garden. Any green space in London is a precious commodity and helps us to live in small spaces in a crowded city.</p> <p>I feel that to increase the height of Burghley Court, so close to where I live will also limit my ability to use the garden as it will be dominated by the structure, blocking off the view of the sky. It will feel like having a skyscraper next door.</p> <p>This "skyscraper effect" also affects the area around the building as the increase in height will draw too much attention to Burghley Court, the only modern building adjoining a row of Victorian terraces and will change the residential aspect of the street.</p> <p>I feel that my quality of life will be severely reduced if you allow this planning application and hope that you will give serious consideration to this.</p> <p>Yours faithfully,</p> <p>Marco Maragno</p> <p>Garden Flat</p> <p>91 Burghley Road</p> <p>NW5 1UH</p>

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2016/7054/P	Yiwen Goh	8 Burghley COurt 18 Ingestre Rd London NW5 1UF	19/02/2017 18:46:12	OBJLETTE R	Please see a letter of objection that I sent to Laura Hazelton and David Peres de Costa today.

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2016/7054/P	Collette Brown	3 Burghley Court 18 Ingestre Road London NW5 1UF	20/02/2017 14:52:41	OBJ	<p>Please find listed below, my objections to an additional floor being built at Burghley Court:</p> <ul style="list-style-type: none"> - Burghley Court is actually currently 3.5 floors, as is has a lower ground floor plus the 3 floors above, so in effect it would now have five floors, depending from which angle it is viewed. It is also set directly on to the pavement, as opposed to set back behind a front garden, as the surrounding properties: this makes it already feel like a more imposing property that those surrounding it - if it were to have another floor it would feel massively disproportional to it's surrounding properties with the additional floor looming over the pavement and surrounding properties. - Residents in the Wardlow properties and the properties on Burghley Road which are situated adjacent to Burghley Court, will have a massive reduction of privacy and light. They have already had to endure the loss of privacy and light that the initial build created, this would feel excessive. - It would also darken and obscure the recreational area behind the property - one of the few remaining green zones in the area. - Adding the additional properties would also put a strain on the existing amenities: the bin store for waste and recycling is already at capacity. And in addition this, there will be no space for bicycle storage, shouldn't there be spaces allocated for every two bedroom property, at present there isn't space for existing residents - The reduction in light and privacy will create more dark areas, especially behind the property towards the bridge, creating a darkened alleyway with the potential to encourage more antisocial behaviour. There has already been substantial damage to the bin store and the store is constantly having to be re-painted due to graffiti. - This is a residential family area of London, the additional stress of the roads in the area potentially having heavy duty building equipment/trucks running up and down daily feels nightmarish - there are width restriction bollards on the top of Burghley Road and Lady Somerset Road, therefore meaning that the flow of additional heavy duty traffic will constantly run up two roads in the area, an area which has the bollards in place for the purpose of reducing such heavy duty traffic in a residential area in the first place!!! - I am led to believe that initially five floors were on the plans when the building was originally in planning stages but the fifth floor was denied, as again the neighbourhood felt it would be incongruous within local area - why would this now be reconsidered? - As you approach Burghley Road from Tuffnell Park, the top of the building is currently in line with the top floors of the houses on Burghley road. If another 'solid block' were to be built on top of the current building, it may be the same height as the pitched roofs but as they are angled the solid rectangular block would look out of place and at odds with the surroundings - it would create a totally different aesthetic to that of the inclining pitched roofs. Also, as you cross over the bridge from

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					<p>Churchill Road, Burghley Court already is an imposing and large building, from this view a fifth floor would totally over-shadow the surrounding Victorian buildings, changing the look of the area completely.</p> <p>- The neighbouring victorian pitched roof properties have not been altered at the front of the properties and some have had extensions only to the back - if this is due to the fact that a change in the shape of the pitched roofs will change the aesthetics of the street, then adding a blocked roof to Burghley Court would be going against this and would be setting a precedent for the area. The other modern block which can be viewed from Burghley Court, 41 Oakford Road, is only three storeys, keeping below the line of the pitched roofs surrounding it, so why should Burghley Court extend beyond what has previously been considered an acceptable height? This is of real concern, as potentially it could change the aesthetic of the area.</p> <p>- The loss of light from the skylights, would be of significance both in the communal areas and in apartments on the top floor. Also, what is being proposed as an acceptable alternative to removing the skylights, is there even an acceptable alternative to removing a feature like this from a property, I can't imagine what.</p> <p>- And finally, in relation to Camden being prompted to supply more affordable housing, I don't believe this would fall in to that category.</p>
