

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3814/P	Nahed Ahmed	First Floor Flat 84 Mansfield Road London NW3 2HX	07/08/2017 15:44:44	OBJEMPER	Dear Mr Marfleet, Ref: 2017/3814/P

I am writing to you in relation to the planning application for Flat 1st Floor 86 Mansfield Road, application number 2017/3814/P.

I would like to object to the proposed application on the following grounds:

1. The adverse impact this will have on me and my family's quality of life

a. Noise and Disturbance - the proposed application wants to build an extra 3 metres of fixed residence and 1.5 metres of a balcony along a party wall to my property – the room is used as our main bedroom where our 9 month old son sleeps (daytime and night time). The proposed extension will undoubtedly increase footfall and traffic in 86 Mansfield Road. The proposed plans have a skylight on the extension thereby suggesting that it will be used as a social part of the property. Therefore the noise and disturbance levels in our bedroom will clearly increase to a prohibitive and detrimental level for us, the neighbours.

b. Overshadowing and loss of light – the proposed extension will overshadow my existing balcony and impose on my bedroom. I have studied the plans and there are no exact measurements for how high the structure will be but the drawings suggest it will be as tall as possible – right up to the top of their ceiling. This means the plans propose a huge brick structure that will replace my current view of the sky/air at present! Clearly I will lose a significant amount of natural light that is currently the main source of light into my bedroom.

c. Loss of privacy – at present my property is end of terrace and therefore I have no land that people live either side of my property when standing on my balcony. This proposed extension will mean that 86 Mansfield Road, when standing on the proposed balcony, will be able to look behind and into my bedroom window – the most private room of my property!

d. Loss of view – Mansfield Road is a busy road and the view enjoyed from my balcony is something me and my family hold dear. We spend many weekends and evenings on the balcony enjoying the tree lined street of Estelle Road and the open skies to the right of us...the large apple and pear trees of the garden of 88 Mansfield Road and clear blue skies. If this extension is allowed to proceed this view will be significantly impacted. It will have a huge and adverse impact on the residential amenity of us i.e. the direct neighbours of the property.

2. Visual impact of the development

a. Mansfield Road Conservation Area – the proposed plans do not fit in with the properties within the Mansfield Road conservation area i.e. it is out of character. This extension, if it goes ahead, will be over-bearing, out-of-scale and ugly in terms of appearance compared with

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all the other properties on Mansfield Road and especially so for the properties in the immediate vicinity when viewed from Estelle Road.

b. No precedent – The extension will be the only of its kind if approved. There is no precedent for it.

c. Possible over-development – if this is granted there is a real possibility that many other properties will want to do a similar extension and the conservation area becomes an eyesore of ugly, over-bearing side extensions above street level which will be imposing and an ugly. This will have an adverse impact on the residential amenity of all neighbours.

I trust I have explained in detail all my objections to the proposed planning application.

I would also like to note that whilst there is no requirement for First Floor flat, 86 Mansfield Road to inform me of their plans in person, I would think due to the over-bearing nature of their proposed works they would have had the decency to do so first.

I would finally like to state that I would like to both attend and speak at the committee.

Kind Regards

Nahed

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2017/3814/P	Jack Merriott	Ground Floor Flat 86 Mansfield Road London NW32HX	06/08/2017 14:57:49	OBJLETTE R	<p>I live in the ground floor flat at 86 mansfield road with my wife Jenny Rainsford and our 2 year old son. We purchased the flat in August 2016.</p> <p>Unfortunately we feel compelled to resist the proposed plans to extend the first floor flat.</p> <p>The proposed extension would be built on the flat roof at the back of our house with the balcony overlooking our garden.</p> <p>It would significantly reduce both our light and privacy, both of which we paid for at great expense last year.</p> <p>Much of the light from our garden would be blocked, shutting down much of the growing potential of the side return which currently receives light and is a play space for our son.</p> <p>Furthermore, the balcony would remove all of the current seclusion we paid for last year, directly benefitting from the greenery we've cultivated whilst overlooking us and our children in a way we specifically paid to avoid last year when we bought the flat.</p> <p>We are also concerned that the extension at the back of the property was not built to withstand the weight of a first floor flat on top of it.</p> <p>Finally, any construction works will require scaffolding in our garden and constant access through our flat, both of which are impossible at this time.</p> <p>We are eager not to be marginalised as leaseholders (noting that the owners of the first floor flat own 50% of the freehold) for works that will no doubt add to the value of the first floor flat at the expense of ours.</p> <p>We're very concerned by the plans and seek assurance from the council that our sentiments are considered with weight through the application process.</p> <p>Thank you and look forward to hearing from you</p> <p>Jack Merriott.</p>

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