Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4680/P	Mary Horlock	1 Pilgrims Lane London NW3 1SJ	01/11/2017 17:55:06	COMMEM AIL	We object to the proposed development for various reasons, not least that the application is in itself very misleading.

We object to the proposed development for various reasons, not least that the application is in itself very misleading.

The photograph shown under paragraph 3 of page 1 of the document shows not only a view of the rear of 28-36 Rosslyn Hill but also the side elevation of 2A Pilgrim's Lane. It is clear that the proposed extension would directly overlook the existing house, and very much infringe on light and privacy therein.

Furthermore, we would question the claims made as to the precedent for the scale of this development. Although the height of the proposed extension to 34a Rosslyn Hill is similar to 32 Rosslyn Hill, the surface area involved is far greater: the evidence comes from the Site Location Plan. It is inappropriate, therefore, to suggest that there is a direct precedent for the 34a plan.

The Site Location Plan also shows that the proposed development will overlook the garden of 2A Pilgrim's Lane, and indeed look out onto Pilgrim's Lane generally.

Paragraph 12 usefully summarises the current guidance but paragraph 13 then makes a claim that simply cannot be substantiated. Because the planning proposal makes reference only to the impact of the extension on 32 and 36 Rosslyn Hill, it ignores the impact on other neighbours.

Paragraph 17 is factually incorrect: the scale of development at 34 Rosslyn Hill would be considerably greater than at 32 given the larger surface area of the ground floor building.

We would also question the proposed balconies at the rear of both the first floor and second floor extensions. This would mean more noise, and a general loss of privacy The balconies are out of keeping with the existing buildings and it is not obvious why offices would need such terraces. If they were to be in use throughout the day it would seriously effect the privacy and quiet other residents are due.