

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6543/P	Robin Prendeville	82 Kingsgate Road NW6 4LA	28/12/2017 20:36:56	COMMNT	Dear Sirs, Regarding application 2017/6543/P

87-93 Kingsgate Rd NW6 4JY

The design of the proposal does not relate to our mainly coherent double terrace. The volume and height are excessive.

The proposed new use would create huge pressure on an already very densely populated part of Kilburn. Waste disposal is already a very difficult issue for our part of Kingsgate Road.

The proposal would significantly increase the extent to which bedrooms and living rooms in my first and second floor front rooms , and in those of my neighbours were overlooked . As to impact on traffic and road safety, this part of Kingsgate Road is subject to daily ,angry traffic bottlenecks and is also a walking route for hundreds of children to the three local junior schools.

New flats which increase local housing density and (as this proposal would) reduce public access to the pavement will make the area less safe for pedestrians, particularly children.

Having looked at the drawings and images attached to the application I would like it noted that :

The existence of the new building adjoining the site and 56 Messina Avenue is not shown consistently.

The massing images ,viewing both up and down Messina Avenue, exaggerate the size of the existing (very poor) roof extension above 92 Messina Avenue.

Both the massing images and shadow projections distort the impression of the mass of the buildings facing the proposal by failing to show the actual roof architecture.

Yours Sincerely

Robin Prendeville
