

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6205/P	Keith Cowell	9 Lymington Road London NW6 1HX	17/01/2018 11:40:00	OBJ	<p>There is no precedent for such an addition in the adjacent and similar properties, all constructed c 1904, initially as semi-detached houses and later converted into flats. The Conservation Area principles need to be retained in preserving the appearance, scale and style of these properties, with any alterations restricted to either internal or sympathetic external modifications. The window alteration and particularly the introduction of a large terrace at first floor level does not adhere to these principles and is certainly not a minor modification. The rear elevation would be considerably amended by such works.</p> <p>By the very nature of three storey buildings converted to flats, there is an element of overlooking of rear garden amenity areas. This is however limited and usually confined to upper floor neighbours in the same property. Adding a large Terrace at first floor level to No. 11 will result in a considerable loss of privacy to adjacent properties gardens at 9 and 13.</p> <p>Although the applicant appears to acknowledge the issue of the intrusion of privacy to the adjacent property's rear window, the size of the terrace would allow oblique views through that window, which is the master bedroom.</p> <p>I therefore object to the proposals on the basis of: an inappropriate amendment to a property in a Conservation Area; a loss of privacy previously enjoyed to adjacent gardens; and a direct infringement of privacy of the first-floor bedroom to No. 9 Lymington Road.</p> <p>The lack of non-statutory consultation on this and a recent similar application, 2017/5947/P, appears to be at odds with reasonable principles of Planning Consultation. Neighbours directly affected and likely to have an interest by such proposals, should be notified by letter and invited to express their views.</p>
