

**Objection to planning application for Flat 3, 44 Falkland Road, NW5 2XA**  
**2017/6999/P Case Officer: Emily Whittredge 2362**

We live directly opposite number 44. We wish to strongly object to the planning application:

1. **Loss to light**

The application proposes the additional fifth floor on top of the existing 4 storey house. This will significantly reduce the daylight to the front of our property (especially during the winter months when the sun is lower in the sky) and reduce our access to the sun. In the summer, our garden which is north-facing will almost always be in shadow.

The effect of the additional floor at number 44 will be overbearing and dominant and will create a dark and looming edifice opposite our house.

1. **Loss of privacy**

We sleep in the three front-facing rooms in our house over three floors (facing number 44). I attach photos which show the view from these rooms. If an additional fifth floor is added at number 44, and a roof terrace faces into our house, all of our bedrooms will be over-looked - including the rooms of our two teenage daughters. This is intrusive and not appropriate.

1. **Damage to the character of the conservation area**

Falkland Road is part of a conservation area and is almost entirely unspoilt. The additional fifth floor at number 44 will be wholly out of character with the other properties on the road and will deface the existing historic uniformity. If one house makes these additions, it will destroy the appearance and feel of the road and diminish the character of the conservation area.

**4. The application is misleading**

- a. The photos attached to the application of numbers 51 (our house) and 53 Falkland Road could be understood to show that roof extensions have been made. This is absolutely not the case. Numbers 51 and 53 are 4 storey houses whose top floors have, and have always had, a pitched roof. No extension in the roof height has been made. There is no parallel to be drawn with the proposals for number 44.
- b. The application describes the proposal as a loft extension. This is misleading. What is actually being proposed is the erection of a new fifth floor to a four storey house.
- c. The drawings attached to the application (side elevation and longitudinal section) are possibly misleading since they seek to describe the change in height of the house from 13745 to 14645. In fact 13745 is the height of the chimney stacks, not the actual body of the property. The actual property is 12780 high.

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