

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6999/P	Emma Dally	45 Falkland Road NW5 2XB NW5 2XB	01/03/2018 18:07:58	COMMNT	<p>I object strongly to this application.</p> <p>I note that pre-planning advice was not sought. This proposal seems to ignore the fact that the house is in a much valued conservation area.</p> <p>No 44 Falkland Road is the end house in a particularly attractive and unspoilt terrace. The proposed added floor will in various ways ruin the harmonious lines of the terrace and be completely out of character with the area.</p> <p>The extra floor will be seen from the street and the proposed front roof terrace will overlook almost every floor of almost every house on the other side of the road. I don't think any other house in the block has a roof terrace, let alone a front terrace facing the front. The glass wall in front of the proposed roof terrace will also be seen from the street.</p> <p>Raising the end wall to accommodate the extra floor and knocking a window through that wall will have a jarring effect and change the look and character of the whole terrace.</p> <p>The butterfly roof is a distinct and much valued feature of many terraces in Kentish Town and a lot of care has gone in to preserving it in the area. The view from Leighton Road of the backs of Nos 44 and 46 Falkland Road is a particularly lovely one appreciated by many on this busy thoroughfare. It would seem like vandalism to build up the back of No 44 to lose its butterfly roof in a conservation area.</p>
2017/6999/P	Mr Richard Ehrlich	45 Falkland Road London NW5 2XB NW5 2XB	19/02/2018 23:10:28	OBJ	<p>I cannot understand how the council can even be considering this application. Almost everything about it goes against precedents for our conservation area. The idea of a front roof terrace is particularly awful and ridiculous. No one else in the street has such a thing, and the applicants, if granted their wish, would be able to look into houses up and down the street. This is simply awful. I'm sure you will throw it into the dustbin, where it belongs.</p> <p>VERY SORRY. I have submitted this twice because I put in the wrong address line 1 initially. Please disregard the other one.</p>
2017/6999/P	ana baillie	51 Falkland Road nw5 2xb nw5 2xb	24/02/2018 13:51:46	OBJ	I have submitted an objection.

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2017/6999/P	Ana Baillie	51 Falkland Road Kentish Town NW5 2XB NW5 2XB	18/02/2018 16:03:44	OBJ	<p>Objection to planning application for Flat 3, 44 Falkland Road, NW5 2XA 2017/6999/P Case Officer: Emily Whittredge 2362</p> <p>We live directly opposite number 44. We wish to strongly object to the planning application:</p> <p>Loss to light</p> <p>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.</p> <p>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.</p> <p>Loss of privacy</p> <p>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.</p> <p>Damage to the character of the conservation area</p> <p>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.</p> <p>4. The application is misleading</p> <p>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.</p> <p>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. 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.</p>

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2017/6999/P	Colin Rourke	53 Falkland Road Kentish Town NW5 2XB	17/02/2018 12:28:58	OBJ	<p>Firstly in the application documents the "front Photograph" isnt of number 44 but of the houses opposite (53, 51, 49) which are built in a completely different style (the facing houses roof dormers behind the parapet are an original victorian feature not later additions) so the photograph cant be used as a comparative example to support the application.</p> <p>I live in the house opposite and addition of a 5th floor extension to the south of us will increase the amount of time the ground and first floors of our house in shadow from number 44. This lack of sunlight light and associated heating effect will be particularly noticeable during the winter months when the sun is lower.</p> <p>Third, the proposed roof extension (5th floor) will be out of keeping with that block of houses which is currently uniform and consistent in appearance as 4 story houses. The conservation area documents says " Development proposals should preserve or enhance the character or appearance of the Kentish Town Conservation Area." this proposal will not do this.</p> <p>Finally by adding an extra floor to an already expensive property will make it even less affordable.</p>

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2017/6999/P	Edmund Lehmann	49 Falkland Road NW5 2XB	15/02/2018 14:28:25	OBJ	<p>My house is almost directly across the street from the proposed development works. I would like to object on three grounds</p> <p>1. Overlooking: a front facing terrace will look directly into my house, including bedrooms and reception rooms. This is a totally unnecessary intrusion and will reduce privacy in my family home. I object strongly to the construction of a front facing terrace.</p> <p>2. Impact on Conservation Area Falkland Road is now part of a conservation area, aimed to preserve the look and feel of this Victorian street. Although the house two doors down had a roof conversion (with no front facing roof terrace), this was done before the conservation area was implemented is very much out of place with the rest of the terrace on that side of the road. The purpose of the conservation area should be to prevent this kind of development happening again so as to preserve the street as it currently is. Approving this development would set an undesirable precedent for other houses in the street and surrounding area.</p> <p>The photos accompanying the application suggest that the dormer windows somehow set a precedent that should facilitate this proposal. This is not the case. Rather, the houses opposite number 44 have had sloping roofs since they were built and dormer windows were part of the original construction. These dormers (subsequently enlarged) are barely visible from the street, and are totally different from this proposal, which seeks to add a whole additional floor and a terrace.</p> <p>Finally, the side window proposed in the side elevation of 44 Falkland Road above the church hall would stand out significantly, and would be clearly visible when accessing Falkland Road from Lady Margaret Road, again to the detriment of the area.</p> <p>3. Light: the proposed works, adding as they do an extra floor, would add shade on the front of the houses facing number 44 Falkland Road (including number 49). Sun hits the houses on the north side of Falkland Road from above number 44 and the neighbouring properties. Increasing the height of number 44 will obscure the sun and reduce the amount of natural light able to reach the houses opposite.</p>
2017/6999/P	Bartholomew estate and Kentish Town CAAC	71 Patshull road NW 5 2 le	23/02/2018 15:27:06	COMMNT	It would appear from the plans that this proposal will cause alteration to the current roof line which the CAAC find in no way enhance the area
2017/6999/P	Mr Richard Ehrlich	Richard Ehrlich CV JO.doc London NW5 2XB NW5 2XB	19/02/2018 23:08:53	OBJ	I cannot understand how the council can even be considering this application. Almost everything about it goes against precedents for our conservation area. The idea of a front roof terrace is particularly awful and ridiculous. No one else in the street has such a thing, and the applicants, if granted their wish, would be able to look into houses up and down the street. This is simply awful. I'm sure you will throw it into the dustbin, where it belongs.