

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2018/1078/P	Mrs Deaner	37 PILGRIMS LANE NW3 1SS NW3 1SS	15/03/2018 15:17:07	OBJLETT ER	Dear Sirs, Re: Objection letter relating to: application no. Case number 2018/1078/P

We write to you as the owners of number 37 Pilgrims Lane, with objections to the planning application noted above at the neighbouring property; no. 35 Pilgrims Lane.

The proposal is for the extending of basement and construction of a two storey extension and alterations to front and side facades to this end of terrace house. Having examined the proposals, we have a number of concerns with the application and with the proposed development.

Objection 1- The proposed front elevation indicates a new dormer window, but is slightly at odds to the adjoining houses, and should be located to match number 37 and 39.

Objection 2- Drawing P12 indicates the rear elevation of number 37 as having built a rear single storey extension within the garden. This has not been built and we have no long term plans to build this, therefore this structure will not obscure the view into our garden. The resulting work of number 35 will result in a loss of privacy into our garden.

Objection 3: The size and massing of the proposal is out of context with the street scene. The council will require all development to respect the existing context, character and appearance, taking opportunities available to improve the quality and character of buildings and the area and the way it functions, including being inclusive for all. The style and aesthetic of the proposed design is at direct odds with the traditional character of the conservation area; the contemporary style is not in context to the other houses in the road. Where they have introduced large frames to the glazing, it becomes an unsympathetic intrusion to the vernacular street scene and the design resembles that of an apartment block and not a single dwelling,

Objection 4: The proposed balcony at ground floor level appears to be attached/ take support from the side wall of our closet wing. There has been no consent sought to us for this. We recently completed a full internal and external renovation to the house as well as repairs and repointing to the closet wing wall. We are therefore concerned about future possible damage or water ingress from the balcony. However, no objection will be made if the balcony is smaller, like a Juliette balcony, that reflects that at the rear of no 41 and not attached to no37's wall.

Objection 5: The proposed roof terrace at first floor level, although screened by a hit and miss timber screen, still provides direct views into our garden and will cause a loss of privacy.

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Objection 6 :
The council's policy states:

- a) require development to contribute positively to the townscape through the architecture and urban form, addressing matters such as scale, height, bulk, mass, proportion, plot width, building lines, street form, rhythm, roofscape, materials and historic fabric as well as vistas, views, gaps, and open space;
- b) Require development to respond to the local context;
- c) Require the density of development to be optimised, sensitive to context.

Objection 7: We are highly concerned with the extension to the basement there will be potential damage to our existing basement , which has just been water proofed, and are worried about cracking and damage which will invalidate our guarantees. No information has been provided to detail the effect the excavation will have on the increase of the traffic movement for the removal of spoil which can involve a large number of vehicle movements on this busy road.

For the reasons stated above, we would implore the council to refuse the proposed applications in their current state.

Yours Sincerely.
