

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3992/P	Bhavika Depala	05/10/2018 22:35:03	COMMENT	<p>I am [REDACTED] I would like to raise the following objections/concerns on the application for Planning Permission for Roof extension including new hatch access, front and rear dormers and creation of a rear roof terrace with railings for Flat 3, 15 Kingdon Road, NW6 1PJ:</p> <ul style="list-style-type: none"> <li>- Pitched roofs have the advantage of durability, better drainage and less maintenance than flat roofs. Three new flat roofs and a terrace will suffer from pooling water and potential leaks especially during periods of heavy or prolonged rainfall. This will place pressure on the building structure and making the current drainage system less efficient.</li> <li>- Extending and building the rear walls up will lead to loss of much needed natural light into my kitchen. It will reduce sky view and daylight into my kitchen and create a feeling of enclosure.</li> <li>- The proposed rear flat roof and terrace is in the section above the bedrooms. This would add more downward pressure on this period building and exacerbate structural movements that cause cracks in ceilings and squeaking floors that leads to noise disturbance.</li> <li>- The rear extensions will not be in keeping with the period look and character of the adjoining blocks.</li> <li>- The small communal area leading up to the top flat already has a high footfall and gets crowded frequently. The proposed plans will encourage more residents/visitors passing through the communal area impacting ongoing peace and enjoyment and cause noise disturbance.</li> <li>- Due to the close proximity of the flats/rooms in this block and the placement above the bedrooms, the use of the new roof terrace will cause more noise disturbance.</li> <li>- This will also constitute a fire hazard and a security risk. There is no information available on proposed fire and security precautions.</li> <li>- The blocks buildings insurance doesn't cover the cost of correcting faulty workmanship or design or the cost of replacing faulty materials should this arise. Future maintenance and problems will cause difficulties on proving and resolving such matters.</li> <li>- It is unclear of the rights of Flat 3 to change/extend the roof and how this impacts the provisions laid out in the lease and buildings insurance.</li> <li>- The proposed plans are not in keeping with the character of the block which enjoys and still retains original Victorian period features including well maintained original SASH windows and a traditional pitched roof.</li> <li>- Examples provided of similar developments on the road are complete redevelopments from basement/ground floor up which will not be the case here.</li> <li>- Kingdon Road is gradually losing it's Victorian charm and character shifting towards a landscape that is ugly and confusing to look at due to inconsistent overdevelopment. I urge the council to be sympathetic and protect the charm and character of the period Victorian buildings which draws buyers/people into the area.</li> </ul>

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2018/3992/P	Dr C Warrell	04/10/2018 10:33:33	OBJEMPER	<p>The rear roof terrace is a significant concern that will be strongly contested. It will significantly compromise privacy and block light to the surrounding properties. Noise from use of this outside space will negatively impact occupants of adjacent bedrooms. The designs prioritise function over form and are not cohesive with local building style or scale.</p> <p>Potential damage to the wall with adjoining properties during these works is also of concern due to past damage incurred through smaller scale modifications. Residents of adjacent properties should be given full assurance that any damage caused by the building or associated scaffolding/paraphernalia will be repaired at the expense of the client proposing these building modifications.</p>
2018/3992/P	Ivailo Petkov	03/10/2018 20:15:08	OBJ	<p>I have severe concerns about this planning application: 1/ noise (I work from home every day and have conference calls throughout the day, as such the noise created by the works over several weeks will make it very difficult for me to pursue my activity); 2/ risk of damage to the party wall between our flats on the second floor; 3/ loss of light (the proposed rear elevation will reduce the light in my children's bedroom). These concerns are highlighted by the fact that in the past, a scaffolding installed on the rear of 15 Kingdon Road damaged our cornerstone, which led to water damages into our flat, which we had to fix at our cost.</p>
2018/3992/P	Scott Ingham	03/10/2018 23:53:14	OBJ	<p><b>Front Elevation</b> The proposed front dormer is entirely inappropriate in terms of design, scale and massing when set within the context of the existing front roof slope. The design provides no reference points to the existing fenestration pattern or style and sits uncomfortably large within the roof slope engendering a sense of misappropriation of elevational visual priority. There have been a number of poorly designed front dormers constructed in the past in this street and without exception, they have detracted from both the property concerned and the overall street scene, as does this proposal.</p> <p><b>Rear Elevation</b> The subordinate nature of the existing rear outrigger is lost with the proposed removal of the mono-pitch roof and the subsequent squaring up of the outrigger brickwork elevations. This loss of both character and sense of proportion is further heightened by the removal of the existing rear dormer window and the obscuration of the main rear roof slope. The proposal in effect prioritises function over form, at the expense of traditional scale and massing associated with the rear elevations of these houses - the resultant design is devoid of architectural merit.</p> <p><b>Rear Roof Terrace At Roof Level</b> If planners are minded to approve the alterations to the rear elevation, we would respectfully ask that it is done so with the removal of the rear flat roof terrace. This will have a negative impact on the amenity of surrounding properties not only in terms of privacy but more importantly noise given that there are bedroom windows to adjoining buildings in close proximity to such.</p>