

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/4949P	Denise Funke	20/11/2018 14:52:27	OBJ	<p>Additionally to my previous comment I would like to add that there is a wrong and misleading statement in the documentation that says that the applicant is in discussions with the residents in the building. I am one of the residents and I have not been informed about the plans. The applicants have not submitted the details of these plans to the residents (only an intention was declared) and they have certainly not notified the adjoining property of their proposals as claimed in the application.</p> <p>The application includes proposals to structural changes to the building which have not been discussed with the Freeholder or Directors of Sunny Lodge who are most likely to owe these fundamental changes within the building.</p> <p>I am really worried about the structural damage to the building with these plans and the long-term damage this might cause. These structural damages and repairs would need to be covered by the shareholders of Sunny Lodge and not Flat 1.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/4949/P	Assieh Jafarian	20/11/2018 17:39:42	COMMENT	<p>My name is Assieh Jafarian [REDACTED] I have noticed that in the planning application they have submitted that they have had approval from their neighbours. This is not true, we received a half page email saying that very basic renovations were being considered. Looking at the plans and being an RIBA registered architect, I wish to object to their plans for the following reasons:</p> <ol style="list-style-type: none"> 1. This application includes significant structural changes to the building which have not been presented to the Freeholder (me being one of them!). 2. The proposed plan highlights a structure that is size much larger than the current extension structure and has a unacceptable negative impact on my enjoyment of the view outside of my windows - especially as most of the proposed structure will have a glass roof. I have windows to the side of the building - the new side extension is a major change to the views from those windows. The proposed extension will make building repairs & maintenance to the side of the building and the roof as well as erecting scaffolding very difficult and expensive for the building and freeholders. 3. The proposed removal of outside walls seems be 50% of the current structural wall in the back of the building and of over 33% of the building wall to the side of the building. We have not been provided by any structural surveys done to see if this plan meets the necessary structural requirements for a load bearing wall. This can have disastrous effects for the other flats in terms of cracks and damage to their flats. This will have significant structural integrity issues that have not been from what I can see correctly identified and recorded. 4. The proposed new structure will compete with the existing building and it does not seem to preserve the qualities of the original design and style of the building. 5. The proposed extension will be a poor substitute to the existing structure and is also likely to intrude on the adjoining property and reduce the privacy of its inhabitants and generally be a nuisance to the residents and drastically more intrusion. The Council has previously agreed that the rear extension would be separated from the boundary wall to the neighbouring property by 1.90m which has ensured that there is minimal impact on the access to sunlight and daylight to the adjoining residents. The new proposed structure will no longer observe this condition. The new proposal also include upper level windows which will overlook neighbouring habitable rooms and there will be material loss of privacy to occupants in the neighbouring properties. Overall, the new proposal will harm the amenity of the neighbours. 6. The new proposal will no longer retain the existing rear bay plan form at basement level which is a distinctive feature of the building and an important architectural feature within the Belsize Conservation Area. 7. The new design dimensions will create an obtrusive structure and will tower on either side of the building over the adjacent properties. The Council had agreed in 2010 for the extension currently in place to have a height which is lower than the existing dividing hedge with the adjoining property. This leylandi hedge has always been maintained at 3m and divides the two gardens. Two previous owners of flat 1 always preserved this key aspect. The height of the hedge maintains privacy between the two properties and is a key feature which is in keeping with the biodiversity of the Belsize Conservation Area. The new proposed bigger and higher extension will no longer be a discreet structure and will most likely harm its immediate setting, character, and appearance of the Conservation Area. The proposal will result in significant loss of green space and will damage the hard landscaping currently in place. Further, any alteration to the distinctive hedge will further erode the character of the site and have an adverse effect on the horticultural environment around it. <p>I thus object to the proposed plans submitted as it will have a VERY negative effect on the neighbours. It has NOT been agreed by the Freeholder and there is no record of proper structural analysis for this proposal which will pose a great risk to the other flat owners in the building.</p>