

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/0485/P	jill kowal	05/03/2019 21:18:39	OBJNOT	From what we can see in the drawings, the proposed extension is of the ground floor only, presenting a blunt flat roof, not seen on any other buildings. If the flats above were given the opportunity to extend their flats similarly, on top, this could be more pleasing to the eye (and less inconsiderate to the neighbors above). Thank you

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2019/0485/P	Alistair Fowler	05/03/2019 20:50:30	OBJ	Re Application 2019/0485/P

As the owners of the Ground Floor flat at 8 Frognal Lane, we wish to voice our strong objection to this planning application for the following reasons:

1. Loss of Light / Sense of enclosure. As the rear of our flat is effectively the first floor of the property (due to the downhill slope), much of our natural light and sense of space comes from below. The impact of a flat roof would be to reduce this dramatically, causing a sense of enclosure, darkness and claustrophobia. As the only windows in our living area are those affected, the negative impact to our living conditions would be significant.

2. Loss of visual amenity. A flat roof extension would obstruct the larger part of our outlook over communal gardens, which slope downhill away from the property. Obscuring this valued feature would be detrimental to the character of the property, to the building's significance in the broader Conservation Area, and also to our own living environment inside the building. The proposal shows large expanses of flat roof directly outside the sole windows to our main living area, immediately outside all windows to the rear bedroom, and extending from and at a similar depth to our own balcony. These would all create significant visual and actual barriers between our property and the outside world, and would seriously affect the quality of our living environment.

3. Loss of garden / green space amenity. As leaseholders in the building, we have the legal right to "quiet enjoyment" of the shared outdoor space, including the garden into which this proposal extends, and which the residents all currently enjoy. The proposal significantly reduces the green space available for both visual and physical enjoyment.

4. Lack of detail. The plans contain little detail, especially in comparison to the freeholder's other current application in the building (2018/6025/P). There is no excavation report, nor any detail as to how the extension would work in conjunction with our existing balcony. It is unclear whether these are previously submitted or newly drawn plans; however an application previously approved should not automatically be granted again, as new planning policies may have been introduced in the meantime.

5. Conservation Area. The building is situated in a Conservation Area, which covers the rear of the building as well as the front. At the rear there are mature communal gardens, which give the area character and a significant visual amenity much valued by local residents. An extension blighted by a flat roof would compromise this.

6. Cumulative Impact. The freeholder currently has another application for a single-storey rooftop extension to the building (2018/6025/P). As these have not been submitted as one application, the negative cumulative impact to the building and broader Conservation Area should not go without mention.

7. Precedence. There is no immediate precedent for a flat roof on neighbouring buildings. No 10 has a rear extension to the basement flat, with an extended balcony / terrace over the flat roof for the residents of the ground floor flat - ie the parallel to our own situation. The terrace lessens the blight a flat roof would cause, unlike this particular application, which will only impair the visual amenity for the residents of No 8 and neighbouring buildings.

Despite the freeholder's other current application (2018/6025/P) including balconies to upper flats, and also

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one for the basement flat in this proposal, there is no provision for an extension of our own existing balcony over the flat roof. This would go at least some way to mitigating the negative impact, creating a softer space that could be enjoyed, and reducing the stark contrast that a flat roof extension would have to the communal gardens, the valued Conservation Area, and residents' quality of life.
