

From: lynne [REDACTED]
Sent: 10 June 2019 15:06
To: Planning [REDACTED]
Subject: Fwd: Planning application 2019/1907/p - 26 Nassington Road, London NW3

I am unsure if you received the below objection from a neighbor, on which I was copied, as it does not appear as a comment on the online planning tool.

Regards

[REDACTED]

From: Edward Stanford
Sent: Saturday, 1 June, 14:32
Subject: Planning application 2019/1907/p - 26 Nassington Road, London NW3
To: [REDACTED]
Cc: lynne, angela

Dear Mr. Ogunleye,

Angela Lyndon-Stanford and myself are the owners of and the registered proprietors of No. [REDACTED] immediately adjacent, and North of, the site of the planning application.

We object to the planning application on the following grounds:
The drawings submitted with the application are not accurate and make it impossible to understand details of the proposed building. No. 2B Tanza Road and its garden are not shown at all in the drawing "Block Plan" and the arrangement of the spaces North of the property designated as "28" is wrong and incomplete; the left-hand of the drawing "Existing First Floor plan" is very wrong, particularly in the angle of the line at the end of the property; the shape of the building in the North end of the No. 26 property is wrong, it is not rectangular (and we have been informed that it was not built in accordance with the planning permission given, but pardoned by the Council); the drawing shows a structure in the garden of No. 24 which is no longer there; the drawings "Existing Left Elevation" and "Existing and Proposed Right Elevation" show what is described as a wall – it is not a wall but a high wooden fence, which can be quickly verified on inspection; the parapet on the top of the proposed extension in the drawing "Proposed Left Elevation" is not indicated as such. We do not understand the roofs shown in the drawing "Proposed Roof Plan", and where they are. It would be helpful if the application could be re-submitted with accurate drawings. Although the site is small, in view of the complexity of the existing buildings and the proposed building in its entirety, it would be helpful to have a scale model showing the proposed building, the existing building on the site, and the immediately adjacent buildings. There is no statement that the proposed building has been agreed by the other proprietors and lessees of 26 Nassington Road, on the basis of accurate drawings; if there is no such agreement, processing the present application would be a waste of time and it is appropriate that an assurance is sought that such an agreement has been made in formal terms and on the basis of accurate drawings. The proposed building is in a Conservation area, in sight of those passing along Tanza Road and those living in adjacent dwellings in Nassington Road and those in the houses in Tanza Road on the East side of the lower part of Tanza Road. The proposed extension would be a very high projecting structure, as can be seen in the drawing "Proposed Left Elevation". The extent of projection of the proposed extension is greater than comparable projections of the same height on neighbouring

buildings, which makes the proposed extension very obtrusive. We do not know how the floors in No. 26 are numbered but the proposed extension is at the second floor level. It appears that the proposed extension will have a flat roof. In the present construction of the building, there would be access onto the roof of the proposed extension only by way of the windows of the storey immediately above the proposed extension, but access could well be made easier. We understand that the storey above the proposed extension is in the ownership of the proprietor of Flat C, the applicant for planning permission. The height of the flat roof of the proposed extension would enable those on the roof to see into the gardens behind Tanza Road houses that are as yet not closely overseen, including our garden and the garden of No. 2B; it would be appropriate that any planning permission granted should require that there be no access to the flat roof of the proposed extension. Though not directly our concern, we note that the proposed building would overlook the garden of No. 2B Tanza Road and reduce the daylight reaching that garden and damage the privacy of that garden.

Edward and Angela Lyndon-Stanford