



Dear Mr Marfleet,

We are writing to object to certain aspects of the proposed planning application for 30 Percy Street, W1. We live next door at 29 Percy Street, the sole residency of myself and my wife, Bojana.

We strongly object to the plans to introduce a roof terrace at the first floor level for the following reasons.

- ∞ The proposed roof terrace impinges significantly on the privacy of 29 Percy Street and, in particular, in relation to our gallery extension but also in relation to the main house, including our main bedroom on the second floor. I note that in my own planning application submitted in 2014, a request for a roof terrace on the top of the house was declined on the grounds of its adverse impact on the privacy of our neighbours.
- ∞ The planning application appears to recognise that the proposed roof terrace impinges on our privacy. The plans include glass on the side of the property adjacent to 29 Percy Street, suggesting that the roof terrace area is confined to the other side of the property. However, the plans indicate an openable element of the balustrade. We assume that it would be safe for people to stand on the glass (otherwise, would this not be a serious safety hazard?). In which case, the planning application's attempt at protecting our privacy will be totally undermined.
- ∞ The proposed plans would also impinge on the light falling into our garden. This issue arises from the proposed vertical increase of 1.6 metres (plus any growth in the planned planting). Our courtyard is already

very overshadowed and enclosed. It is therefore extremely likely that the proposed changes would have a significant detrimental effect on the amount of sunlight/daylight entering the garden and, possibly also, the rear rooms of the house. Please note that this concern goes beyond any formal rights of light analysis; it is simply one of a proposed change inflicting significant detriment on the enjoyment of our property by further creating a sense of enclosure than that that already exists.

- ∞ The proposed raising of the wall would also impinge on the aesthetic integrity of the walls surrounding our garden. The proposed 1.6 metre increase would introduce a significant degree of imbalance undermining the integrity of an award-winning Grade II listed Georgian building (and which is made open to the public as part of Open House London). I note that the planning application provides no drawings of the likely imbalance that the proposed roof terrace would introduce.
- ∞ In addition to the issues of adverse effects on privacy and on light is the issue of noise that people using the terrace would inevitably generate. It is hard to see how any regime that attempted to limit access to certain times could be adequately be monitored and/or policed. Nor would it be possible to control effectively the volume of noise generated by people on the terrace. Any noise emanating from the proposed terrace will affect enjoyment of my house throughout the day (as noted above, this is our only residence).
- ∞ Finally, I note that there is currently no roof terrace at this level. Since the house is to be used solely for non-residential purposes, it is hard to understand why a roof terrace is necessary to achieve the objectives of the applicants.

We raised most of the above objections with the applicants and their architect in April, following a meeting in that month. I was told that they would respond to our concerns. However, apart from a preliminary assessment of the formal rights of light issue we have received no response and the planning application appears not to have changed in any way in relation to the proposed roof terrace. (We would be happy to provide the email correspondence if required).

We attach some photographs to give you some sense of the likely impact from the perspective of our house. If you or one of your colleagues would like to visit 29 Percy Street to verify our concerns we would be very happy to arrange a convenient time.

We would be grateful if you could acknowledge the receipt of this email.

We look forward to hearing from you.

Kind regards,

Simon Bishop & Bojana Ignjatovic