

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5709/P		24/12/2019 16:43:52	OBJ	<p>As the owner of the adjoining property at 1E Parsifal road, I would like to object to the planning application 2019/5709/P. It should be noted that I would in principle be keen to see those garages transformed into a housing development. However, the proposed plans would create the following issues: size of the proposed development rendering the area unaesthetic and cluttered, loss of light, loss of privacy, restricted access, unsafe and unpractical access to my property, safety concerns for pedestrian and kids, safe access to the back of the development, parking concerns, unacceptable mistakes on the proposed plans leading to the cars wanting to access the newly created garages to drive over my land when they do not have a right of way.</p> <p>SIZE OF THE PROPOSED DEVELOPMENT: The proposed development is far too stretched to the limit of its boundaries, and would leave the area very cluttered. It would consequently be out of proportion and make the area unaesthetic and unattractive.</p> <p>LOSS OF LIGHT: The proximity to my property and the size of the proposed development would mean a massive loss of light, especially in my basement. Indeed I have 2 big windows that contribute a lot to the light reaching my basement. Building so close to those 2 windows would drastically reduce the natural light in my basement.</p> <p>LOSS OF PRIVACY: The proposed windows on the back of the 2 newly build houses would have a direct overlook into my garden and my patio area, that I use very often for entertainment purpose with family and friends.</p> <p>RESTRICTED ACCESS: Currently it is possible for a lorry to turn between my property (1E) and the current garages to drive along my house in order to deliver or take material from the back of my property. The proposed plans would make this impossible. It would also be impossible for the same reason to have a removal truck coming on the same path to deliver or collect goods from Parsifal House.</p> <p>UNSAFE AND UNPRACTICAL ACCESS TO MY PROPERTY: Furthermore, the long area of land (owned by Parsifal House) between Parsifal Road and the area owned by 1E Parsifal Road explicitly grants me right of way as lodged as covenant with the land registry, title number NGL 340982. This planning permission would significantly deteriorate the access to my property as it would be impossible to turn a vehicle in front of our house. This means that in order to access 1E, one would have to reverse either on arrival or departure down a very long strip road with no street lighting, which furthermore has a steep drop on one side down to the property of 1 Parsifal Rd. In order not to deteriorate the vehicular access to my property, it must remain possible to reverse a car in front of our house. As far as we are aware the space in front of the garages has facilitated vehicular access to our property in this way since their construction in 1970s. I stressed that there is no alternative access to our property except for past the area that is now being considered for construction.</p> <p>SAFE ACCESS TO THE BACK OF THE DEVELOPPMENT: Also it should be noted that the boundaries of my property on the proposed plan are not respected, especially along my house. Indeed they are wrong by 50cm, which means the cars driving on that narrower space will have to drive on my land in order to access the garages in the back. As far as I can see Parsifal House does not own this right of way. Also it would allow no space for a car to safely pass pedestrians or kids.</p> <p>SAFETY CONCERNS FOR PEDESTRIAN AND KIDS: At present, the space in front of the garages is a wide open area which is used as a walkway by pedestrians accessing 1E and 1F as well as those going to the back</p>

Application No: **Consultees Name:** **Received:****Comment:** **Response:**

doors of 521 Finchley Road. The area is also used by children playing on bikes, and the wide space here makes this a safe activity. If any cars do approach, there is currently plenty of room for bikes and pedestrians to move aside. Camden's planning guidelines state that it is important to provide a safe environment for pedestrian movement. The narrow driveway outside the new units does not allow for cars and pedestrians to share the space. If the units were set back, then it would be possible to have a wider driveway where cars could safely pass pedestrians.

PARKING CONCERNS/RIGHT OF WAY: In a similar manner, the proposed plans do not allow space for a car to turn (in order to go to the newly build garages) without going over the land tinted yellow on the in front of my house (title NGL 340982). Parsifal House does NOT have this right of way. In any case, my land is used to park 3 cars, and there would be no access to the newly built garages. This would make the garages unusable by cars, and would create a stress on the parking in Parsifal road. Consequently the plans would need to be resubmitted with the houses set back to allow space for the cars to turn.

I would like to stress again that I would not object to a proposed planning application that would address those issues, but setting the houses far back inside the boundaries of their title plan. However, I have to strongly object with the current plans.
