

Application No:	Consultees Name:	Received:	Comment:	Response:
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2019/6375/P	Isabel May	08/03/2020 19:41:06	OBJ	
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Dear Sir,

My brother and I are the co-owners of the upper ground floor flat and 1st floor flats at 43 Fitzroy Road, London, NW1 8TP.

We are writing to make clear our objections to the proposed plans to the extension of Flat A, 43 Fitzroy Road, NW1 8TP (planning application number 2019/6375/P)

Please note that no permissions have been sought by the applicant to other freeholders and no grant of license has been given yet.

We don't yet have clarity on the details of the proposed design (measurements, materials, plumbing and electric services, structural surveyors report, etc) and therefore how it will affect the structure and services of the whole building and the residents' enjoyment of it. We have concerns that the redesign of services (water, wastage pipes, electric wiring, etc) in the basement will affect the rest of the house and the three flats above it.

Our key objections are:

1. We are concerned about the proposed skylight, a key part of the extension:
 - a. The proposed skylight would create a loss of our privacy. Ceiling windows will allow people in the basement to look into the bedroom of the Ground floor throughout the day and night.
 - b. There will be light pollution created by the skylight - directly affecting the bedrooms in the upper ground and first floor flats whose windows will overlook the extension
 2. We have concerns that the extension will impact the integrity of the building and increase the chances of damage to our property due to:
 - a. Insufficient drainage from the roof. The building's walls were not designed to have roofs abutting them.
 - b. Damage to the integrity of the property by causing a build-up of standing rainwater that can damage the roof and wall, and leak into our properties causing damp
 3. The work planned will have huge massive impact on the structural integrity of the building and the quality of life of the residents of the other three flats who will be forced to find new accommodation while the work is carried out
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2019/6375/P	Richard Simpson for Primrose Hill CAAC	08/03/2020 10:45:46	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>17 February 2020</p> <p>Flat A 43 Fitzroy Road NW1 8TP 2019/6375/P</p> <p>Objection.</p> <p>The Advisory Committee notes that the application refers to the grant of consent 2 against our advice 2 for no 45 Fitzroy Road, 2018/5633/P, as a precedent, just as we predicted.</p> <p>The present application cumulatively with others, continues the loss of garden space and further diminishes the space in which the Listed Studios are set. The proposals neither preserve not enhance the character or appearance of the conservation area.</p> <p>Richard Simpson FSA Chair</p>
