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2020/1715/P	<div></div>	16/06/2020 07:49:44	COMMENT
			A two story extension does not seem acceptable. It will have a negative impact on surrounding houses and gardens. And if agreed here, and subsequently done elsewhere, will have a really negative impact on the back gardens in the neighbourhood. We need to all protect our outside space. Any extension should be aligned with what others have done on the road. Also the springs running down the hill should be considered with a project of this scale.
2020/1715/P	<div></div>	15/06/2020 12:17:53	OBJ
			I would like to object to the ground floor and first floor extension part of this planning application. <div></div> I feel unhappy about a precedent being set for rear extensions because I worry that there will inevitably have to be excavation of the hillside and this will cause problems for other properties. The hill at the rear of Langbourne is quite steep (on the roads further up the hill it levels out a bit) and so the excavation to push back into the gardens will have to be quite extensive. In addition, there are springs all over the hill and interfering with their course can lead to flooding in winter (this happened during building works to a house on Makepeace). One other point is that the views from our gardens of the backs of the houses are very pleasing because there are no rear extensions. The sun is at the top of our gardens so we tend to spend time near to the top and our views are down the hill, to the backs of the houses. At the moment they are very uniform, with no visible additions. I do not object to the conversion of the roof space.

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1715/P		17/06/2020 16:31:36	OBJ	<p>We would like to object to the planning application for 25 Langbourne Avenue London N6 6AJ. Langbourne Avenue is in a conservation area and the character and feel of the houses should be maintained. On the north side of Langbourne Avenue there have been no large extensions. There have been two extensions to date and these are less than 2 meters. These are fill-ins (lengthening the dining room, so that the back of the house is flush. When they were built many houses had a kitchen that protruded into the garden.) The proposed extension makes the overall foot print of the house considerably larger, and so changes its character, over powering the neighbouring houses and setting an unwanted precedent.</p> <p>Extending the ground floor would deprive the neighbouring patios of sunlight. All the residents extensively use their patios adjacent to the back of their houses, and this would severely reduce the feeling of space, the amount of sunlight, light and privacy.</p> <p>No houses on the street have extension on the first floor. Again this would further change the character of the street as well as reduce the privacy and sun light of the gardens and patios of 27 and 23 Langbourne and beyond.</p> <p>The proposed extension is also problematic as the garden is on a slope which is covered in springs. It is not advisable for large sections to be excavated, perhaps causing destabilisation. The hill slopes to the south and to the east; a change in the water courses and springs would affect neighbours in 23 and 27, and beyond. In the winter, water could well appear in other strange places, causing problems.</p> <p>The Holly Lodge Estate Conservation Area Appraisal and Management Strategy 2012 states:</p> <p>4 "Large, and insensitively sited rear extensions which result in loss of amenity and sometimes privacy, exacerbated by the topography of the estate. These are often visible from the public realm in views across gardens"</p> <p>▼ "Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area. In most cases such extensions should be no more than one storey in height, but the general effect on neighbouring properties, views from the public realm, and relationship with the historic pattern of development will be the key factors in the consideration of their acceptability. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the conservation area is prejudiced."</p> <p>A five-meter extension would be by far the largest in the row of houses. The proposed two-story extension is so large by comparison with the other houses that it would "alter the balance and harmony of a property or of a group of properties by insensitive scale"</p> <p>Finally, granting permission for a two-story extension could well set a precedent for other houses in the road and the wider Holly Lodge Estate Conservation Area.</p>