

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4202/P	Peter Jones	19/11/2020 18:10:18	OBJNOT	<p>As owners of the neighbouring property, maisonette garden and raised ground floor 45 Fitzroy Road, we would like to object to some aspects of this planning application.</p> <p>First of all, the applicants say that they have 'consulted' with immediate neighbours. To our knowledge and speaking to other occupants of 45 Fitzroy Road, this is not the case. There has been no personal interaction or correspondence on the application whatsoever.</p> <p>Parts of the proposed three floor extension, have a negative effect on the building line rhythm of the rear of the terrace. The proposed extension, at raised ground floor level, does not respect the convention intrinsic in the original layout of the rear closet wings and rear windows to protect the privacy of neighbours from undue overlooking of their gardens and indeed the garden at No 43 itself.</p> <p>The proposed raised ground floor, projecting as it would several meters forward of the existing building line, would be over dominant and with its proposed fenestration, overbearing for its neighbour's modest gardens destroying the quality of private and quiet amenity.</p> <p>The design, as shown on the drawings, does not make clear how the junction between the proposed Raised Ground Floor projection would be resolved in terms of 43s closet wing, the existing closet wing terrace, which is also extended forward and the 45 closet wing and its terrace.</p> <p>The raised ground floor feature, as illustrated, is to be seen nowhere else in any of the adjoining terraces and will by its massing and overall design create a jarring architectural form neither protecting nor improving the Conservation Area. The proposed slit window would in practice look anomalous. It is poor design driven by the need to get light into the area expanded by moving the raised ground back wall out by several meters. Practically it is unlikely that it can be made to work once an adequate frame size has been accommodated.</p> <p>The context of the application is that it is in close proximity to the setting of the listed Primrose Hill Studios and it would be visible from the back gardens of the studios that face north on the Fitzroy Road side and from the lane which runs from Fitzroy Road into the studio group. The proposed over projection of the raised ground floor at 43 would be anomalous in terms of the whole conservation setting of the Studios and the backs of the Fitzroy Road houses.</p> <p>The new (and unique in the road) proposed terrace on the 2nd floor roof would create because of its height, overlooking of the listed Studio group, looking down through the studio roof windows into the rooms below. The same would apply to the gardens of its neighbours. It also seems odd that the owners of the Raised Ground and First floor are applying for consent for a balcony that has nothing to do with their own property.</p> <p>Overall, the proposal looks like an overdevelopment on the raised ground floor, with poor overall design resulting from an attempt to get a quart out of a pint pot with no regard for either neighbours or the Conservation Area.</p> <p>It may also not be a planning issue, but it does seem strange that the applicants are using a previous and recent single storey consent for the basement flat (to which we had no objection) to bolster their own proposals to the detriment of both the owner of the 43 basement flat itself and No 45.</p>

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				Please consider our comments. Peter and Linda Jones
