

**From:** Stephen coe  
**Sent:** 26 April 2021 02:24  
**To:** Planning  
**Subject:** 2021/0500/P, 49 Leverton street, NW5 2PE. Corner with Railey mews:

FAO Planning Officer.. - (Tony Young) -

Comment from Neighbour.. S.Coe 16 Railey Mews NW 5 2PA

The overlooking balustraded roof terrace introduces an uncomfortable loss of privacy to neighbours and Mews.

The photo examples of roof terraces and balconies (67/9 Leverton St & 13/15 Lady Margaret Rd.) - submitted in Design Statement, clearly illustrate somewhat aggressive imposition onto a customary sedate period landscape.

The vastly oversized glazed aspect to roof spaced room (No.69) surely exceeded any acceptable submitted plan!

The subsequent addition of railing indicates a raised-up roof-top level, only adding insult to a terraced roof-line.

These examples don't justify the No. 49 Leverton proposal, they show original proportions how easily distorted.

In sui generis, this inclusion of a "living green roof", signals a desperate mitigation of an excessive development.

'Living' roofs generally prove awkward to maintain; usually look disappointing compared with green intentions.

It is assumed that the refuse/recycle bin storage is provided within sliding door arrangement (not on foot-way).

In addition... The Railey Mews Residents Assoc. - These Negative Observations all apply.. - In my opinion.. S.C

*First floor level balcony/terrace:*

The proposal is unacceptable in principle.

*Reasons:* Privacy, noise, conservation impacts from the new use.

The terrace overlooks the narrowest part of the mews, 2.8 meters from the pavement creating an overbearing and critical overlooking element to residents passing beneath.

New - Overlooking to adjacent residences

Noise generated by the use NOTABLY detrimental to residents and neighbours' amenity.

Alters the character and conservation nature of the mews.

Application examples - arguments referred to in the Design Statement are not relevant to this quiet and narrow mews (Railey Mews). The location, building type / period, terrace height, width and placement, all different to style of mews.

*Sliding Garage doors:*

The design, when slid open, creates a double width 'garage' space, door altering symmetry and character of the mews.

There has been no consultation with neighbours prior to the application.