

Subject:

Objection against Application number: 2021/2983/P

Flat 1 5 Denning Road London NW3 1ST – Application number: 2021/2983/P

Ground floor side extension living room at rear of property.

Dear Sirs

We are writing to lodge a strong objection against the above planning application as we are being directly affected as below:

- * **Stops the erection of scaffolding** – by filling in this section at ground floor level, 5 Denning Road (the freeholder) is unable to erect scaffolding in order to carry out essential works to the property and maintenance. This is also the case for No 7 Denning Road.
- * **Light pollution** – The plans specify a “glass roof” which will severely impact on all other residents’ rear windows at No 5 and No 7 Denning Road, most of these windows are bedrooms. Any unnatural lighting will cause light pollution and create a stressful environment for existing residents especially regarding their right to darkness required for sleeping and relaxation.
- * **Noise pollution** – The acoustic properties of the proposed glass roof will allow additional noise pollution to emanate from the living room below for other residents.
- * **In breach of the previous agreement for the original extension** – the original extension was agreed with the previous owners in 2007 on the proviso that the roof would be a roof garden/green space. The proposal is to change the roof into an ugly grey eyesore more in keeping with an urban car park. This latest plan only extends the wall out by 2/3 feet maximum, we fail to see what benefit and long term gain can be derived from this, also that it is even cost effective? There is currently a legal dispute taking place between this leaseholder and the freeholders of 5 Denning Road to stop these proposals.
- * **Loss of garden** – the proposal uses up garden space contrary to the lease and does nothing for either conserving Hampstead’s “green” conservation policies. We strongly object to the materials being used both for the glass and the roof as they not in keeping with the present agreed construction.
- * **Loss of drainage** – the proposal will impact on drainage at the rear of the property especially as the heavy rains we are currently experiencing will only get worse and will not be able to soak away naturally.
- * **Building off someone else’s wall** – the proposal plans are to use No 7’s wall as a party wall, which it is not. As far as we are aware this is not allowed and similarly if No 7 or No 5 wanted to carry out any further works to the wall either externally or internally this would affect all parties.
- * **Restricting means of escape** – this is a basement flat. The proposal is to remove the bedroom window with direct secondary means of escape and replace it with an opening roof light, only accessible if you happen to have a ladder to hand. Is this even legal?

We have attempted to object several times using the link from the planning application alert, but this has been broken since 18/7/21 (as confirmed verbally by your planning staff) and nobody else has been able to use this link to object either. We therefore suggest that this has been a biased and illegal process in favour of the applicant and demand that the application objection deadline should be re-launched and put back to later on this year once the link to Camden website has been fixed.

Yours faithfully

Neil and Suzanne Chappell – Flat 2, 5 Denning Road, London NW3 1ST