



Dear Camden Planning,

I'd like to object to this application please.

Reasons I do not wish it to go ahead/be approved:

1] incorrect drawings.

A) on the proposed drawing there is a line from what they have drawn as the lowest window of 25 Lawford Road to the top of their existing building however there is a further window below this not drawn i.e. at the back of 25 Lawford Road lower ground floor flat – perhaps a breach of 45 deg. guideline/rule.

B) the proposed diagram shows building onto the property of 25 Lawford Road at the front left of the structure.

C) the proposed drawing shows building over the property of 25 Lawford Road at its highest point.

2] building on top of the this garage will be overbearing – the existing building is already overbearing. Reducing the enjoyment of 25 Lawford Road's garden which has already be reduced in size by the previous owner sectioning of this garage.

3] has ownership of the wall at the boundary of 25 Lawford Road and the garage next to 1 Patshull Place been established i.e. is it a party wall.

4] is it known that the wall and garage foundations can take the weight of being added to ie will this pose a safety risk for people in the garden of 25 Lawford Road. Additionally, people in the garden of 25 Lawford road would be at greater risk of harm should any part of the proposed structure fall or cause an object to fall on them at the greater height.

5] the proposed extension will be visible from the street and would change the symmetry/look and feel of the road which is a conservation area. Additionally the proposed front window will overlook part of the garden of 25 Lawford Road and 27 Lawford Road (I think no. 27 is council owned).

6] the extension will also darken the garden of 21 & 23 Lawford Road – light is already at a premium in winter in this area.

7] it is not clear how the applicants propose to maintain the structure adjacent to the rear of 25 Lawford Road.

8] it is not clear how the applicants propose to build the structure without disruption to the neighbours. The driveway of 25 Lawford Road is in use.

9] If the garage is no longer to be used as a garage will the council be raising the curb and extend the permit parking bay accordingly?

10] the application will devalue adjacent properties in particular the flats comprising 25 Lawford Road by hemming in and darkening their current openness at the rear.

11] should 25 Lawford road wish to develop their property e.g. build a garage, this application will be a hindrance.

12] there may be covenants preventing the building on top of this garage when it was sectioned off from 25 Lawford Road – have the applicants established entitlement to raise the height of the garage and change its use.

13] the proposed structure will increase the amount of rainwater the garden of 25 Lawford road would need to soak away. The current structure has a flat roof and drainage so 25 lawford road only has to soak away the rain that hits the existing wall.

Please can you help advise on what other bases I can object – I am not a planning expert?

Kind regards,
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