**Site Address -** Flat A 70 Marquis Road London NW1 9UB   
  
Date 27th October 2021  
  
From: Daniel Penny, 72 Marquis Road NW1 9UB

I am the owner of 72 Marquis Road the adjoining structure next door to submitted application for lower ground floor alterations at 70A; the proposed conversion of a two bedroom flat into enlarged flat with a rear kitchen/ living extension.

I make the following observations in objecting to the proposals for the rearward extension.

a) no elevations, photographs or sections are provided to show relationships at the rear of my property (see below).

b) the submission is ‘misleading’ in incorrectly showing on all drawings my rear wall grossly misplaced from its true position. It does **not** align with the existing rear wall of the extended 70A. The rear wall and my amenity at my property can be seen correctly on location drawing 21\_32-P-00.

c) no mention is made of the approved planning permission circa 2003 for a **FIRST** rearward extension at 70A of some 4.0m. This omission serves to confuse proper consideration.

The application should be refused as the proposed **SECOND** rear extension of a further 3.0m into the garden (taking it some 7 to 8m in total from their/ my original wall) is beyond the previous limitation for terraced properties along Marquis Road. A very small proportion of the garden will remain unbuilt.

The current extension is already at the limit under the 45% test and my right to light will be compromised with a further extension.   
  
It would reduce my amenity, be overbearing to my garden/ patio use, and is outwith the:

i) keeping of integrity of terraced houses in this conservation area.

ii) detract from the positive contribution to the character of the area.

iii) and likely to set an unwarranted precedent not supported by the Camden Square Conservation Area Appraisal and Management Strategy, as quoted below.

“Private rear gardens quietly add to the quality and biodiversity of the area. The gardens are almost all hidden from the street, glimpses to green space hidden behind and between buildings are precious and add to the quality of the area.”

Looking generally at the rest of the proposal, the side extension totally covering over the alley will block it off and make it completely impossible to glimpse any green space behind.