

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/4551/P	simon.smith	01/12/2021 20:53:54	OBJ	<p>Application 2021/4551/P 4 Lancaster Drive London NW3 4HA</p> <p>Together with my partner we are currently the leasehold owners of both the upper ground floor (UGF) flat and the garden flat at the above property and I refer to the above application to which we both object.</p> <p>We object on the basis that the proposed rear balcony and doors will give rise to the prospect of additional noise and will overlook the garden and patio belonging to the garden flat, intruding on the peaceful enjoyment of that property.</p> <p>In terms of noise and intrusion within the UGF, I note that the construction of the balcony area would mean there will be movement and noise directly above the alcove forming the current bay window within the UGF flat where we expect to be able to sit and enjoy the garden view. We also note that the applicant and current owners of the 1st floor flat keep dogs, which have in the past been heard running across the wooden floors at the property and barking. We consider that the outside space afforded by a balcony will introduce the possibility of yet more noise nuisance from dogs barking, disrupting not just our peaceful enjoyment but that of our direct neighbours.</p> <p>Regarding the garden flat, it is clear that the balcony will directly impact the way the patio space and lawn area is currently used by us and our daughters as there will [REDACTED] using the balcony. As indicated above the balcony will also mean there could be animals effectively in the garden area. This is exacerbated by the raised nature of the garden such that it would be in close proximity to the new proposed terrace.</p> <p>We note that our garden is currently overlooked to the side by terraces in adjacent properties however the impact is markedly less direct and intrusive. We also note that the whole property at no2 Lancaster Drive is occupied by a single family and the balcony is rarely used.</p> <p>For completeness we also note that there are aspects of the submission and disclosures that are incorrect. Specifically, the sectional drawings assert (through the use of a dotted line) that the area where the works will be undertaken, namely to the tiled pitched roof, belong to the 1st floor flat. This is not the case. The area falls within the demise of the UGF flat as illustrated by the respective leases. We consider this aspect of the application to be a deliberate misrepresentation.</p> <p>Simon Smith and Lucy Howson UGF Flat and Garden Flat, 4 Lancaster Drive.</p>
