



Subject:

application 2022/1662/P (101 South End Road NW3 2RJ)



Dear Planning Team

The proposed new rear roof terrace is onerous to our property at 103 South End Road in regards to overlooking, privacy and security. Please find the following further detailed comments regarding planning application 2022/1662/P (101 South End Road NW3 2RJ)

Ground Level drawing of proposal:

- The proposed new roof terrace is much larger than the existing roof access space and will allow views directly back into 103 South End Road from the rear.
- The proposed permanent planters as a screening device are not reliable enough to function as such and will block light from the 103 SER rear ground level window. They might also be a drainage issue during rain storms if the earth in the pots overflows.
- The text on the drawing is extremely difficult to read making analysis of the proposal not accessible enough.

Rear Elevation drawing of proposal:

- There is no mention of the newly proposed roof terrace

There are no existing drawings to compare to the proposed drawings excepting in the Design and Access statement.

Design and Access Statement:

- There are direct impacts of the proposal on 103 South End Road including:
 - *a new and larger roof terrace
- Permanent planters are not enough to guarantee privacy and to mitigate against overlooking.
- The proposed new roof terrace is a significant new addition to the property.

Yours Sincerely
The Baron Family
(103 South End Road, NW3 2RJ)