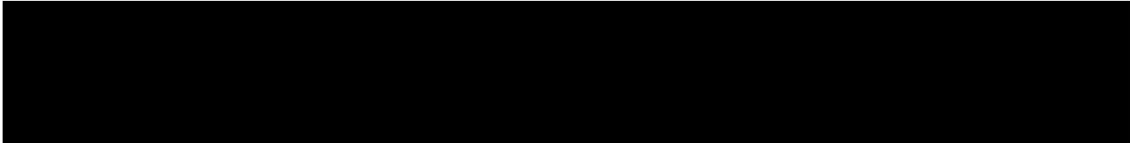




Subject: Objection to planning application 2022/2529/P; 71 Avenue Road, NW8 6HP



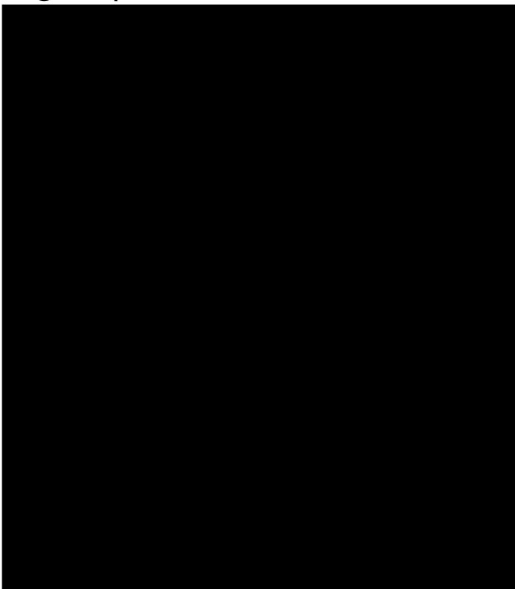
Please accept this as an objection to the above planning application on behalf of our clients, the owners of the neighbouring property at 69 Avenue Road.

Our clients, who have only just become aware of this application, are alarmed by several aspects of it. In particular, the proposed house is much deeper than the existing house, and presents a long and tall unrelieved brick flank wall, which will not only create an unacceptable sense of enclosure to our client's property, but which is also incongruous within the Conservation Area. The proposed large basement extends very close to the site boundary, which is likely to have various unneighbourly implications. The proposed rear patio will intrude into the privacy of our client's garden unless effectively screened. The application drawings give a misleading impression of the relationship between the proposed dwellings and the party wall.

We may wish to elaborate upon the above in due course.

Regards.

Roger Hepher



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