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**From:** Mark Goodman [REDACTED]  
**Sent:** 12 January 2023 14:44  
**To:** Planning Planning  
**Subject:** Addendum re proposed parapet

[REDACTED]

We note the comments relating to the parapet which has been made by 45 Christchurch Hill and state our very strong opposition to any balcony use above our flat, flat 3, 28 Well Walk on the grounds of noise and light disturbance and the unsafe narrow nature of such a walkway if permitted.

This would also be a totally unnecessary use for the applicants as they already have a large terrace to use. This would introduce a totally new source of nuisance and one without reason in the heart of the conservation area and would prejudice neighbouring listed buildings and unlisted buildings and the owners and tenants thereof.

The applicant refers to the previous permission and application and says that this is a re-submission and this is a source of unacceptable vagueness and worry as to what permission here would actually entail. As this is so vague, this is alone a reason to refuse the application as no-one understands exactly what is being applied for nor what the council would be granting permission for.

The previous 2011/4283/P application to which the applicant refers reveals drawings for a extensive terrace running between such a parapet and the three dormer windows. This would overlook 43 Christchurch Hill, the immediate property below and down the length of Christchurch Hill . The new application makes clear the intent is the same even if the application does not seem to show a proposed balcony. (which 2011/4283/P did. It is detailed on the application drawings we have examined.) It is reasonable to assume this parapet proposal would be to facilitate such a balcony even if not explicit in this new application. The parapet raises issues of overlooking, noise and disturbance for residents in lower Christchurch Hill, and in particular for 41 and 43 which the flat directly overlooks and for flat 3 below it in 28 Well Walk.

The application should be rejected on this ground alone as it would be contrary to natural justice and administratively erroneous to grant a permission which is this vague.

Flat 3, 28 Well Walk  
NW3