

From: Sergei Portiano
Sent: 16 January 2023 16:20
To: Planning Planning
Cc: Galina
Subject: Planning Application 2022/4944/P - 4 Mansion Gardens, London NW3 7NG

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Dear Mr Hodgson,

We would like to lodge our objection to the above referenced application.

Mr Wainman has been nursing plans to extend his garage – where he spends long hours working on his vintage car – for a number of years (as indicated by dates of the architectural plans for the existing and proposed garage attached to the application). He first approached us several years ago asking if we would agree to him adding another floor to the garage. We told him then that we would be against it on the basis that it would significantly block daylight that comes through the two windows overlooking the garage. One of those windows is in a bedroom and the other in a study on the upper floor, with both rooms used daily (see photos attached). These windows are mainly north-facing, which results in a limited amount of sunlight for the most part of the year. With another storey added to the garage just a few meters away, this sunlight will be blocked entirely, especially in the summer, when one can enjoy beautiful sunsets through the north-west facing window, while sitting in the study.

Concurrently with reaching out to us, we believe that Mr Wainman approached with a similar request Mr and Mrs Gideon Lyons of 1 Mansion Gardens, which borders Mr Wainman's property on the south (see the attached map). As far as we understand, Mr Lyons was also against Mr Wainman's proposal.

At the time, we all thought that that was the end of the issue. We were wrong!

As we found out last week, Mr Wainman decided to go ahead with the planning application without notifying us in advance and knowing full well that the two neighbours (in 1 and 3 Mansion Gardens) that were directly negatively affected by his plans, had been explicitly against the proposed extension.

As for the application and the supporting documentation, they are full of factual mistakes or misleading statements:

1. The site plan and the cover letter attached to the application wrongfully refer to:
 - a. (3 Mansion Gardens) as 2 Mansion Gardens, and
 - b. Mr and Mrs Lyons property (1 Mansion Gardens) as 12 Firecrest Drive.
2. The application form says that there are no trees or hedges on the adjacent properties within the falling distance of the proposed development, or that may need to be removed or trimmed. The attached photos show that those statements are wrong.
3. The cover letter states that there are no windows on the adjacent properties that overlook the proposed site. As per the attached photos that is incorrect as well. Furthermore, all of north-facing windows of 1 Mansion Gardens are directly opposite the proposed site.

The proposed works are difficult to imagine without:

- us granting access to our garden for scaffolding, demolition and construction works – which we will not agree to;
- removing some of our well-established trees and hedges (same as those in 1 Mansion Gardens) – which we will not agree to;
- excessive noise and dirt from the construction site during the daytime, while we work mainly from home these days;
- potential accidental damage to our house and the narrow path (about 1 meter wide) that separates our house from the garage.

In the long run, the implementation of the proposed extension will result in our diminished ability to enjoy our home as we can do now (as described above), and potentially affect negatively its value as well.

If Mr Wainman is so intent on building his own mini solar power plant, he is welcome to do it on top of his own main house, taking advantage of its vast roof, unobstructed by any trees or nearby houses, and without any adverse effect on us.

It is deeply upsetting and inconsiderate that our neighbour has proceeded with this application reverting to obfuscation of facts and despite our objections expressed directly to him several years ago. We therefore formally and strongly object to this planning application.


Please don't hesitate to contact us in case you have any questions.

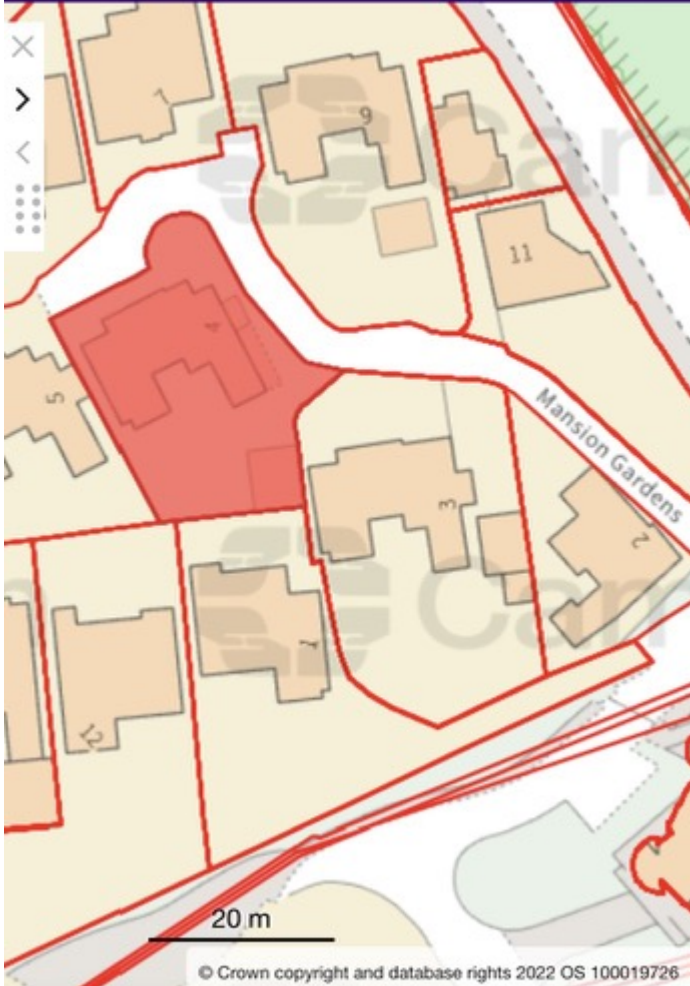
Yours sincerely,
Mr and Mrs Portiano








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