Argles James

From: DM & BC Support Team
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/0199
Site Address: 116 Rutland Gardens London N4 1JR
Comments by: Katherine Adje
From:
78 Warwick Gardens

LONDON

N41JA

Submission: Objection
Comments: We object to the application to further extend the loft of this house for the following reasons:
1: It will alter the outlook from the rear of several houses in Warwick Gardens

2 It will increase the extent to which the gardens of these houses area overlooked by occupants of 116 Rutland Gardens. The houses in the Gardens streets were carefully constructed to minimise the degree to which occupants are overlooked by their neighbours, and this type of extension (with a rear balcony, for example), overrides this. We have already experienced tenants of 116 Rutland Gardens climbing out of rear windows to sit on the existing flat extension roof in warm weather, thereby looking directly onto people in neighbouring gardens, and this will formally establish this viewpoint and thus further reduce privacy for occupants in houses in Warwick Gardens.

3 This application seeks to increase even further the extent to which the owner is taking advantage of the now 'relaxed' planning laws to push his development of the property beyond previously acceptable limits. He has already created a rear extension spanning the entire width of the garden, and constructed a substantial, brick-built outbuilding at the end of the back garden, complete with drainage piping (which now obstructs our former view and decreased the light in the rear of our house). This outbuilding looks very much like one constructed with possible occupation in mind. The proposed extension will make the whole rear of the property still more ugly and still more clearly built to cram in the maximum possible number of tenants.

4 We are concerned that the owner's intention is to add yet further lettable rooms to the property, thereby increasing noise levels experienced by neighbours (this is already an issue, especially in the summer). It will also create issues regarding the amount of rubbish produced by tenants each week, and possible issues with parking. We would also be concerned about general living conditions within the property for future tenants if the building is packed to the gills in the way the owner seems to intend.

5 The owner is not resident in the area so has no interest in any of the above - it is clear that his only intention is to make still more money from renting out rooms in the property, regardless of the effects on the property's neighbours.

We hope very much that the owner's quest to expand the property further will not be successful.