

Cook, Charlotte: PC-Plan

From: Stephen Down [Sdown@hgd-city.com]
Sent: 08 March 2005 15:42
To: charlotte.cook@rbkc.gov.uk
Subject: Proposed development - 57 Bedford Gardens,

No objⁿ/ce
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✓ 10/3

Dear Charlotte

I understand that you are the case officer responsible for this planning application made by Yeates Design on behalf of the owners. I am the owner of the adjoining property No.63 Bedford Gardens. I have been in discussions with the owner's architects on the application and the plans now submitted in the latest planning application have been changed to take into account the very strong objections that we raised earlier when we were first shown the proposals approximately 6-9 months ago.

In particular the following originally gave us concern and would have led to us registering a strong objection to the proposal had it been submitted in its initial format;

1) The Second storey at the rear – There is a large light well on our property adjoining No.57 which provides us with essential daylight to the middle of the house which is quite a deep building. Direct sunlight from the south side of the property reaches the ground and lower ground floor levels in particular. However a second storey to the rear would have significantly affected the quality of light to the middle of the house via the light well. It was agreed to remove the second storey and set back the extension a little to avoid this issue of daylighting.

2) Windows to the new extension - The proposal for the new extension originally had windows overlooking our light well area. There appeared to be significant overlooking and privacy issues with the proposed scheme. The main stair case to our house is alongside the light well – there are windows on that staircase overlooking the light well. There are also bedroom and bathroom windows overlooking this light well area. If the scheme remained as proposed these windows would look straight into the proposed bathroom/ shower room and bedroom areas of the new extension at No.57. It was agreed to remove all windows in this area of the new extension to avoid this particular problem.

The above will hopefully explain how the current application has evolved. I have no objections to this application as it now exists. However should there be any attempt to introduce changes to the application which affect points 1) and 2) above we will object most strongly for the reasons that are clear to you. My concern is that changes affecting the introduction of windows etc or a change in the extension layout may not necessarily be dealt with by way of a revised formal planning application – in which case we, as adjoining owners, may not be notified of these changes/amendments and planning may be granted without our comments.

My knowledge of planning law is a little garbled however I hope you will understand my concerns. I would be grateful if you could place a copy of this e-mail on file so that any subsequent changes in the future (if there are any) may be brought to my attention.

I would be very grateful if you could acknowledge receipt of this e-mail

Stephen T Down

08/03/2005

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