

Comments for Planning Application 21/0048/FUL

Application Summary

Application Number: 21/0048/FUL

Address: 1 Parson Street London NW4 1QD

Proposal: Demolition of existing building and construction of part three/part four storey mixed use building comprising 9 residential units and office floorspace at ground floor level. Associated amenity space, refuse storage, cycle parking and off-street parking

Case Officer: Dominic Duffin

Customer Details

Name: Mr Marc Simonsson

Address: 5 Florence Street Hendon London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment:[COMMENT CONTINUED] In new residential development there should be a minimum distance of about 21 metres between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 metres to a neighbouring garden" (RDG 7.2 - 7.3) and "The privacy of existing and future development should be protected and gardens and windows to habitable rooms should not be significantly overlooked" (SDC 2.4.2). In this case the windows are almost directly adjacent to our garden

- The proposed rear elevation is a direct infringement on our garden and thus our privacy.

- The height of the building will infringe upon our garden sunlight.

- We are also concerned that the new building will have an impact on the street's parking. A block of flats was recently built on the corner of the street and whilst its residents do not have resident permits, the building removed resident parking bays from the road and thus reduced the number of spaces for street residents. One of the large bays which allows for 2-3 cars was converted into a loading bay for the builders at the time and it was never converted back. Currently, there are only 4 parking spaces built into the block. We note that the Council's policy requires that a stress study of the nearby roads should be undertaken. At a minimum, we request that none of its residents are allowed resident parking permits as this will have a huge impact on the street's parking congestion.

- The proposed rear elevation places a parking space and gardens next to our house. How will our

house wall be protected and will we be compensated in its use as part of the boundary for these elements?

[COMMENT CONTINUED IN NEXT POSTING]