

[REDACTED] • [REDACTED] • [REDACTED]

Natasha Campbell  
Planning and Building Control  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW

Date: 22 May 2023

Dear Natasha Campbell

**Re: 23/1290/HSE – 6 Church Way, Whetstone, London N20 0LA – FAO Natasha CAMPBELL**

**We request to speak at the Committee hearing.**

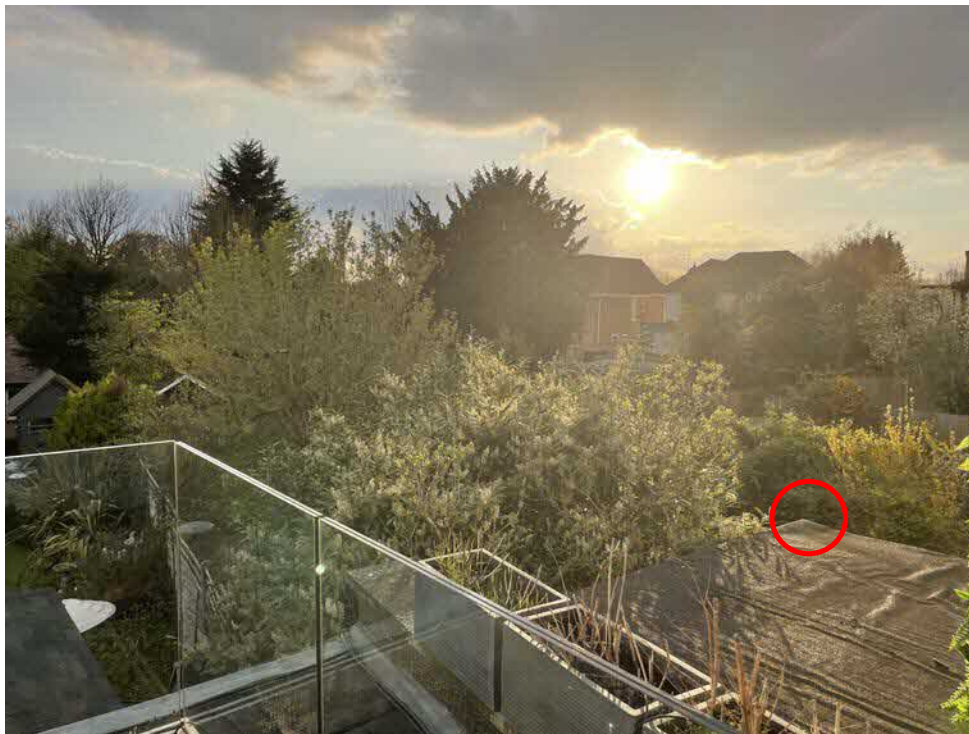
We are again writing to object to the proposed plans to build an overbearing two-storey extension beyond the street and local setting rear building line, for the repeated reasons set out below. The amended proposal will still block our light and view to the northwest from our upper southwest facing windows. We have enjoyed this open aspect and sunlight for almost 35 years and will **lose the aspect forever and sunlight for over 25% of the year!** It is, in my view, outrageous that no one from Barnet Council has visited either us, or Mr & Mrs Rice during this whole 'opaque' and far from open and transparent application process.

**23/0124/PNH** The 'approved' ground floor extension goes against your published guidelines I believe, and no consideration was given to us when this first application was being processed. We spend so much time on our south-west facing patio and terrace throughout the year, any extension past the existing extension boundary line would greatly impact us during the afternoons and evenings in the summer months. You still have not stipulated that only a flat roof can be fitted to the ground floor rear extension, which would add to the impact on the light and over-bearing nature of this structure. This should never have been approved for the sake of the existing objections made by impacted neighbours at numbers 4, Mr and Mrs Rice and us at 8.

**23/1290/HSE** You have already seen the photographs below and in particular images 3 and 4 taken on 31 July 2021. On 22 May 2023 this view is already blocked (also see Image 10 below). I am repeating my points here, so our last letter and comments do not get '*lost in the system*'. The photographs are taken from the roof terrace that we have been enjoying during the late afternoon/evening sun for over 30 years. You can see that the sun is moving towards the northwest, and you can also see the corner of the existing extension at 6 Church Way's flat roof (red circle). I have shown in a duplicated second image (Image 2) taken during the evening, 15 April 2023 at 18:49, where the proposed two-storey extension would be built. This would therefore not only affect our sunlight in mid-summer, but from mid-April through to mid-August, and our open aspect view PERMENTANTLY when the sun is behind the proposed build. Images 3, 4, 5 and 6 are images taken to show the loss of light and views.

How anyone in your department can say images 7 and 8 do not represent an 'overbearing' structure, let alone the loss of light and view, astounds me. And all with a pitched uninhabitable roof space above it, raising the structure and blocking out even more light.

The images below, repeated in this objection as our previous objection, each show the obstructed views and loss of daylight that we will suffer if the first floor is allowed to be extended past the existing rear building line, which has not been built anywhere that I can see along the backs of the houses along the west side of Church Way, which would be grossly out of character, incongruous and would set a precedent for other development proposals:



**Image 1** taken from our bedroom at 18:59 on 15 April 2023 with sun in the west, showing the corner of existing ground floor extension at No 6 Church Way (red circle).

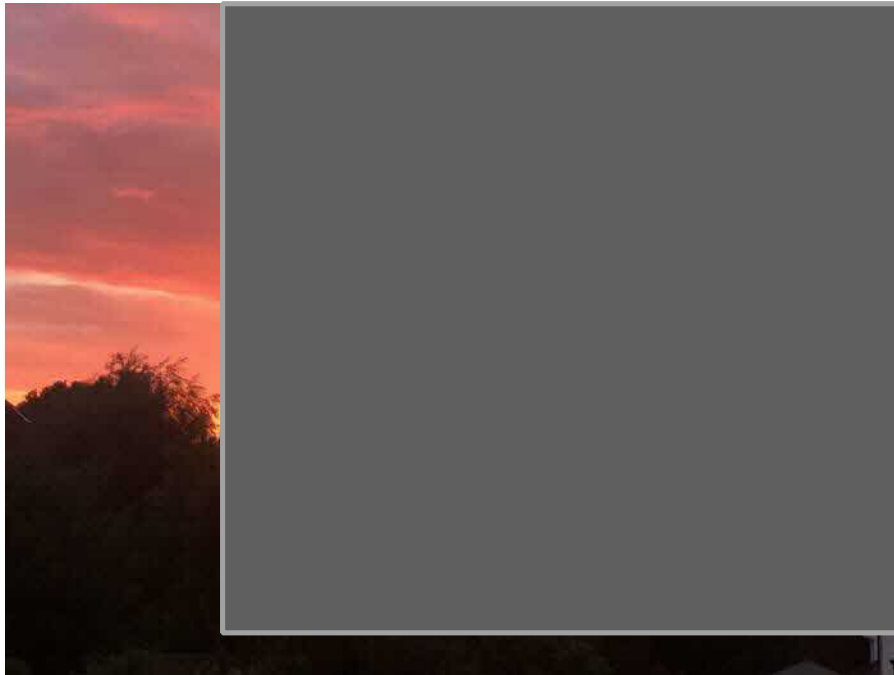


**Image 2** Same as Image 1 showing the corner of existing ground floor extension at No 6 Church Way (red circle) but with location of proposed extension (red line and grey oblong) blocking out sun as early as 15 April 2023.

As for loss of view and evening light, this is the view we have enjoyed for the last almost 35 years (Image 3 below) with Image 4 showing what we will be facing and light lost.



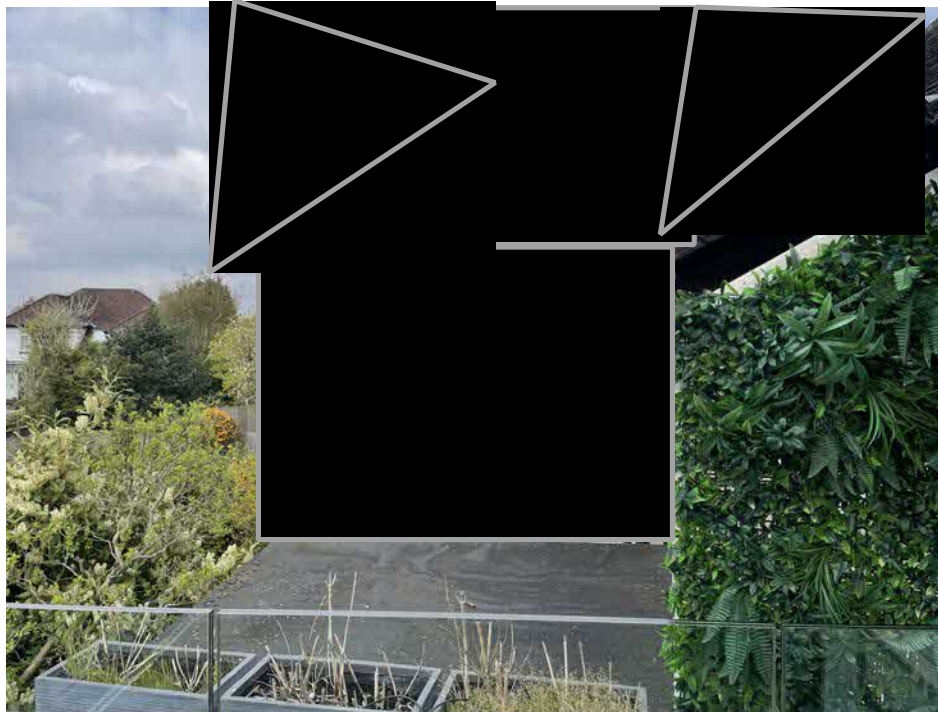
**Image 3** This image is sunset facing north west from our bedroom on 31 July 2021.



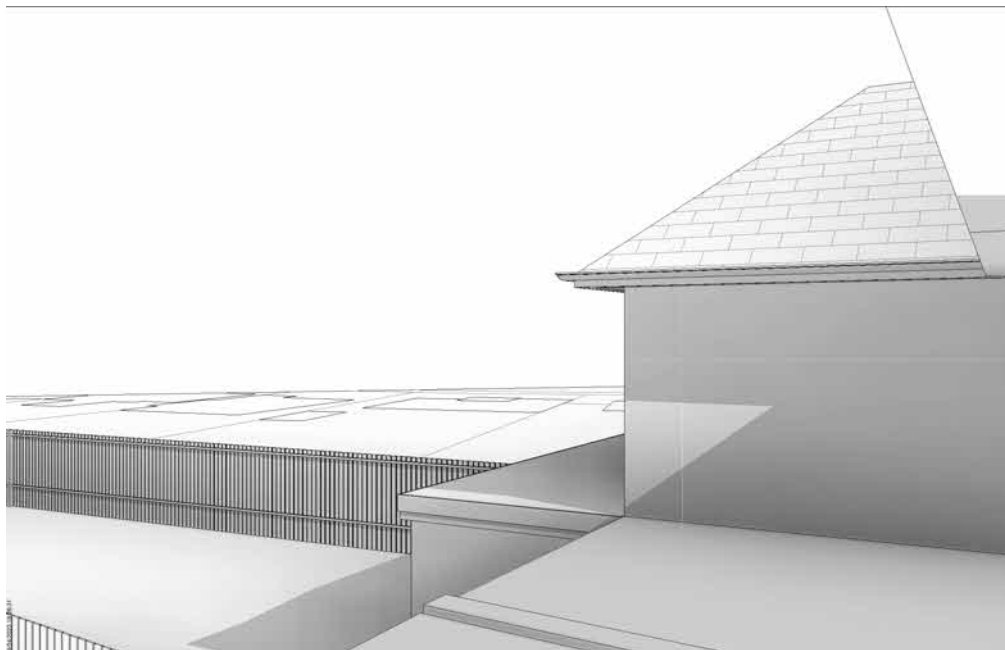
**Image 4** The same image as above facing north west with a total loss of evening light for approximately 4 months of the year and permanent all year loss of view.



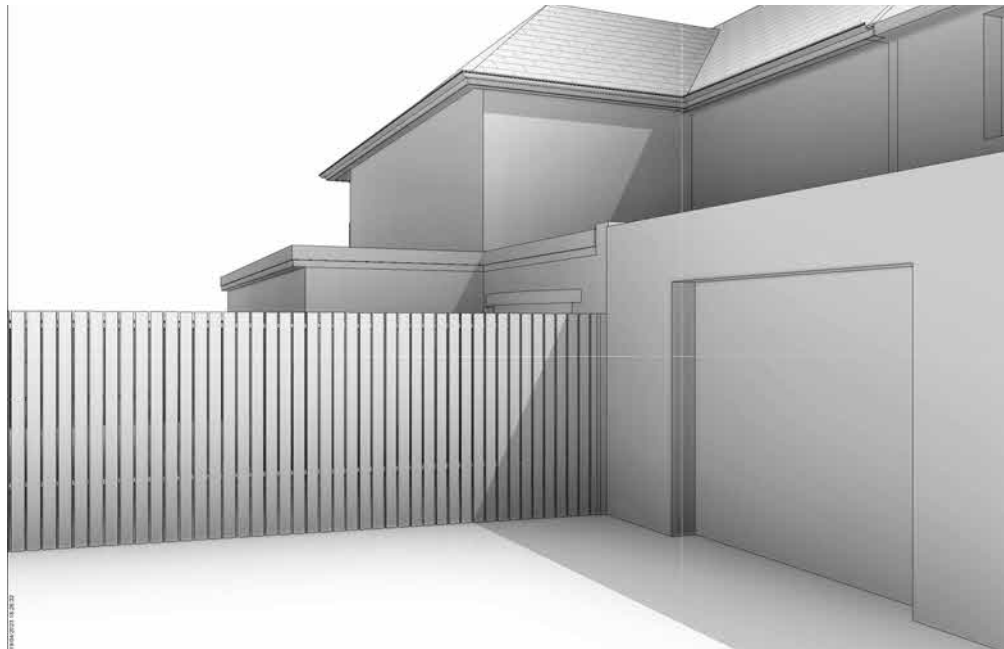
**Image 5** This image is facing north west from our bedroom on 19 April 2023.



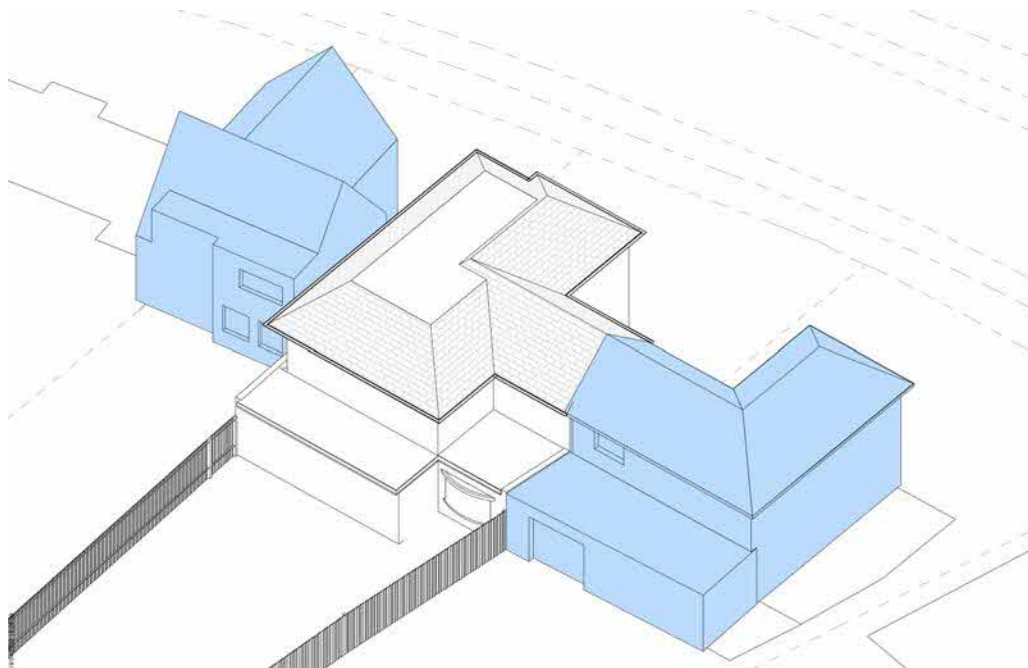
**Image 6** This (crude) image is the same as Image 5 showing the proposed obstructed view and evening daylight for almost 4 months of the year.



**Image 7** Architect drawing of view toward west with loss of evening light from our upstairs rear bedroom windows for almost 4 months of the year (as Image 6 above).

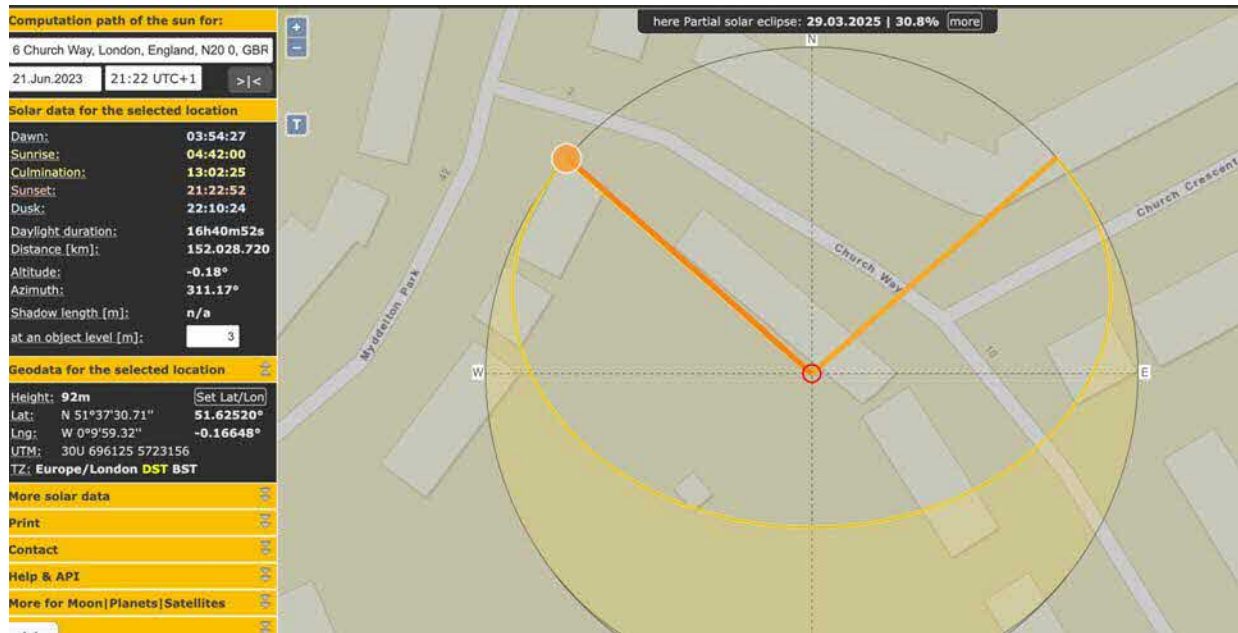


**Image 8** View from our patio showing overbearing first floor extension.

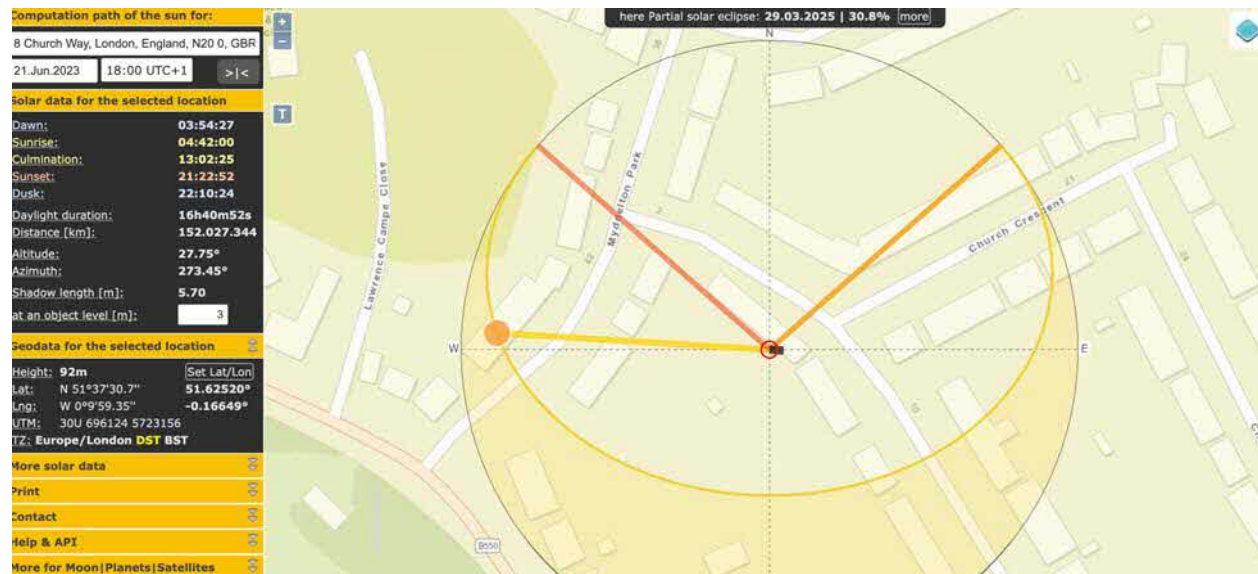


**Image 9** Isometric showing overbearing and over development proposal for 6 Church Way.

**23/0124/PNH** As explained in my letter dated 22 January 2023, there is a lot of scope for additional living space within 6 Church Way without impacting on neighbouring properties. To bring the side extension in line with the existing first floor rear building line would still provide a large living space, as has done in our property. However, as soon as you approved the 'permitted development', full plans went in for this monstrous proposal, and it still is, although slightly amended.



I am including again the sun calculations above<sup>1</sup> taken at sunset for the longest day of 2023 to the centre of our patio; the sun is almost parallel with the rear of our building lines. Any extension beyond the existing building line at first floor level at number 6, and we will be cast in a shadow onto our terrace upper, rear bedrooms and bathroom windows between approximately the end of April through to approximately the middle of August. If the proposed first floor side extension at number 6 remains in line with ours, there will be no light or loss of view issues.



These calculations allowed for a flat roof of the 'permitted development' and would be exaggerated if a pitched roof was added, which, as you did not specify a flat roof must be fitted, leaves it open to further obstruct our light.

<sup>1</sup> <https://www.suncalc.org/#/51.6252,-0.1665,19/2023.06.21/13:54/3/3>

Image 10 shows a photograph taken on 22 May 2023 at 19:40. It can clearly be seen that the sunlight shines directly onto our upper windows and roof terrace. This light will be blocked by the proposed rear addition past the existing rear building line.



**Image 10** Sunlight that will be blocked for more than 3 months of the year (red line location of proposed first floor rear extension).

Please also note that the plans provided for this new revised over-development **STILL** do not show the immediate neighbouring context (houses and rear elevation windows). Therefore, the impact of loss of light and obstructed views is not illustrated correctly. I have shown within this letter of objection that the impact will be considerable and unacceptable.

Barnet councils planning design guide states that extensions should '**not be overbearing or lead to loss of light and outlook**'. This application will cause all three to both number 4 and 8 church way. Why is this not being considered when both immediate neighbours have strongly objected to these proposals?

We would therefore recommend that this application is rejected in full due to the reasons addressed above, and previously, including the overdevelopment and overbearing nature of the proposal.

We wish to be present to address the committee, should it get that far. As neither myself or my wife, nor the occupants of 4 Church Way, were consulted following both our objections to the original ground floor extension, I do hope that consideration will be given with this application and our availability should also be considered, if it unbelievably gets that far.

Best wishes,

[Redacted signature area]

Dr Peter Mansi and Mrs Claire Mansi