

Caroline Grist

From: [REDACTED]
Sent: 31 March 2025 15:14
To: Caroline Grist
Subject: Objection to application DM/24/2637

Following our previous objection, we note the responses from Jonathan Talley Architects Limited.

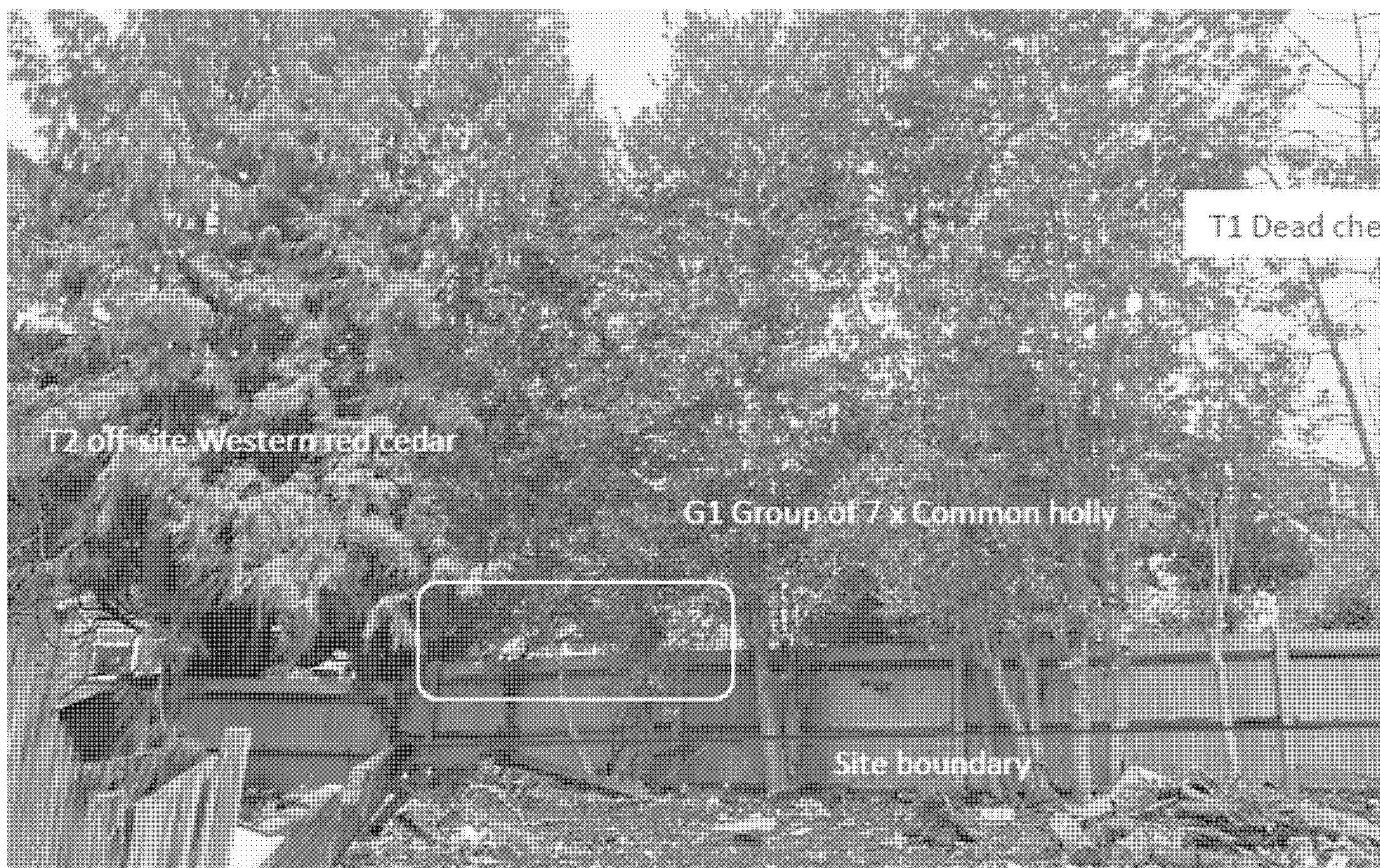
In reply to these responses:

Privacy / Overbearing

We understand that the height of the proposed building may be just shy of a traditional 2-storey building (depending on whose definition you use), in relative terms however, because this will sit above 16 Dallaway gardens in elevation, this will appear taller than it really is. It being so close to the boundary line only brings it more into view and therefore provides the opportunity of people being able to see into 16 Dallaway Gardens and to give an overbearing quality to the proposed building.

On the issue of the staircase. The stairs are external and effectively offers a raised platform from which anyone (as the area would be accessible to the public due to the residential nature of the adjacent buildings) could climb and have a view into the house and garden of 16 Dallaway Gardens. There is insufficient tree cover to totally mitigate this.

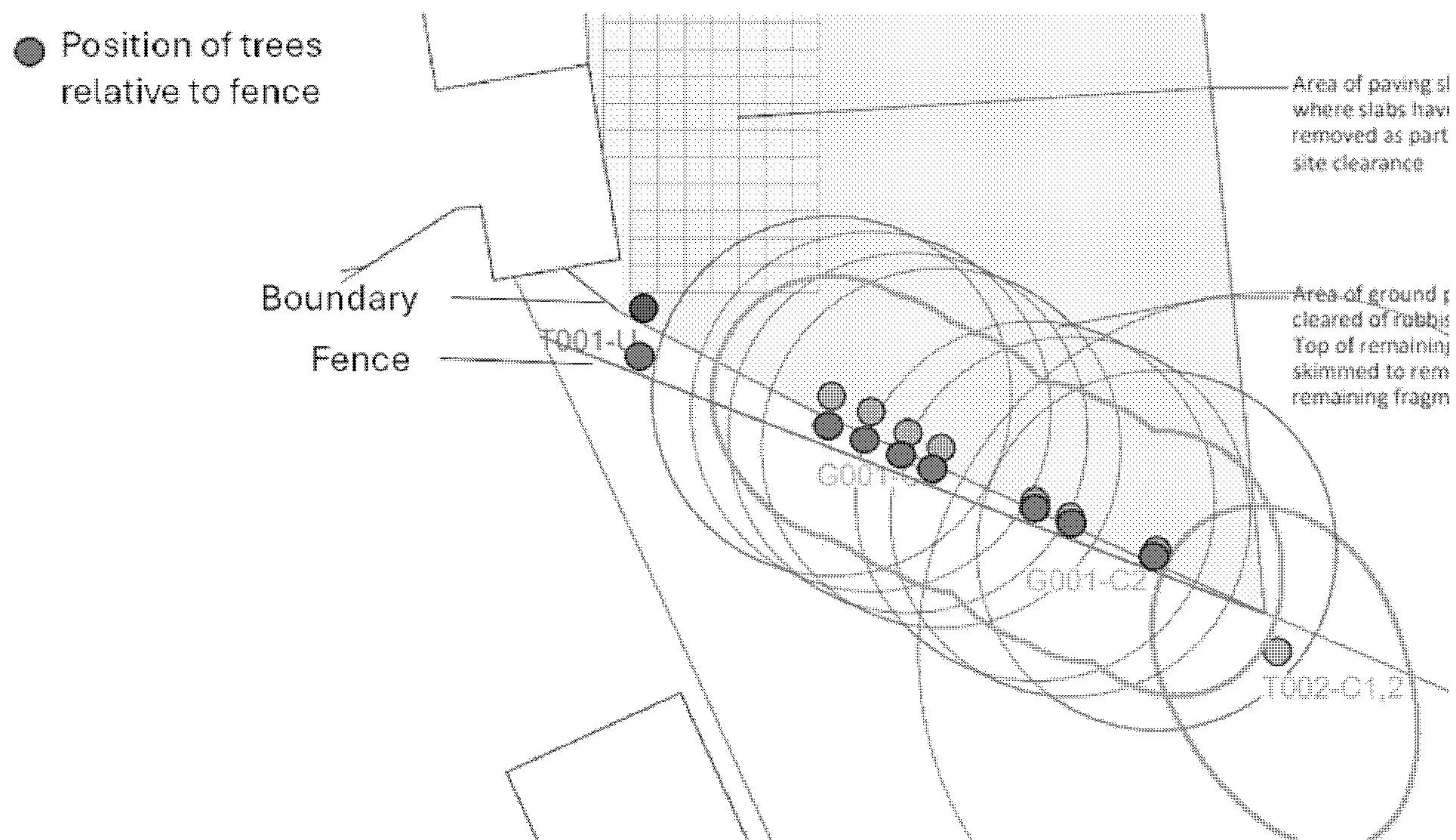
Using the picture from the Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection, which looks to have been taken from eye height, you can clearly see the top of the downstairs windows in 16 Dallaway Gardens (tallow rectangle). Moving closer to the fence and increasing the elevation will only give a clearer line of sight into the property.



A taller fence as proposed would certainly mitigate some of the issue as demonstrated in the line-of-sight drawing, but 16 Dallaway Gardens is currently not in a position to replace the current fence.

N.B. - The drawing shows the sight lines from a height of 1610mm – this the height to just above the bottom of the rear kitchen window. Given we are unable to raise the height of the fence this will mean the proposed building will be viewable from any backroom and garden and will be overbearing.

We note from the Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan that none of the trees mentioned in the report are to be retained on site. Please note that the trees shown in the drawings within this report have been placed relative to the fence and not the boundary – **i.e. the fence line is NOT the boundary line**. I have amended the drawing to show the trees relative to the fence line rather than the boundary – this shows the trees either being partially, largely, or wholly within the boundary of 16 Dallaway Gardens.



We erected the fence in 2018 where no fence of note existed. It was determined at the time that the boundary line was obstructed by the trees and there was no straight line through them to run the fence. In order to maintain privacy and to keep things simple we decided to build the fence on our side of the treeline rather than rather than trying to feed the fence through the trees with the potential to stray onto neighbouring land.

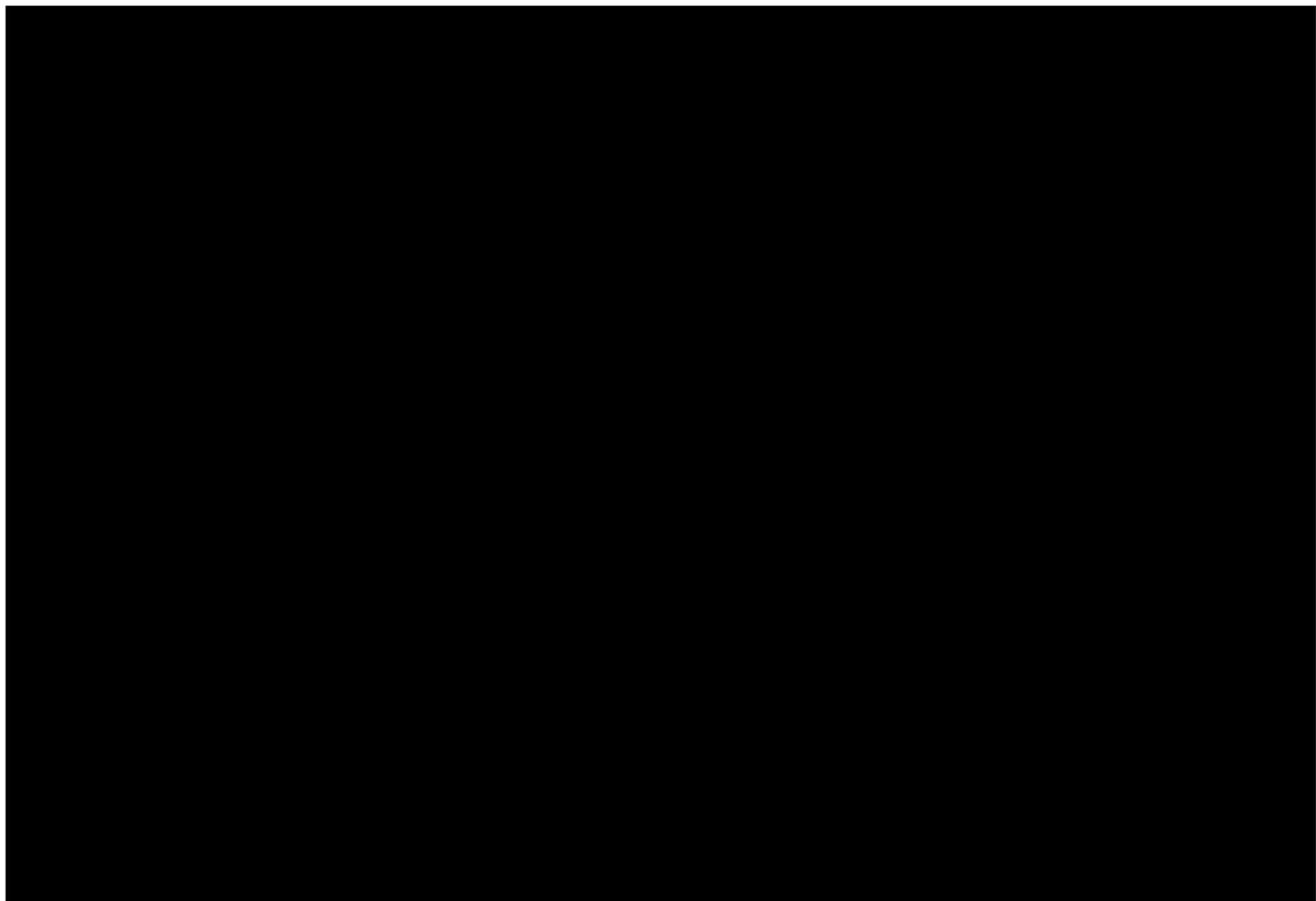
Noise

We note that air conditioning is not part of the planning application but as they are proposed commercial buildings for the use of storage it is a safe assumption that air conditioning will be installed soon after building works have completed. As mentioned in our original objection there is significant noise throughout the night from the air conditioner already operating on that site (as well as the air conditioning belonging to the restaurant next door). At least 3 more air conditioning units will certainly add to the noise levels especially in such a confined space.

Flood risk

We understand that this may be localised flooding but nonetheless it has had a significant impact on 16 Dallaway Gardens. We note the comment that this is likely to come from a neighbouring property, but we have video evidence that the water ingress comes from the grounds of the proposed buildings (videos available if required).

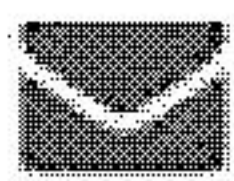
Sincerely,



Ed Hinds
Programme Manager
T : +44 (0) 20 3735 1933



www.wslaw.co.uk



[Our Privacy Notice](#)

Winckworth Sherwood | Arbor | 255 Blackfriars Road |
London | SE1 9AX | DX 156810 London Bridge 6 | T: 020
7593 5000 | F: 020 7593 5099

Cyber Crime Alert

Emails can be scammed. Please do not rely on email notification of bank account changes without direct oral confirmation from a trusted source.

Our Privacy Notice

This email and any attachments are confidential and may be the subject of legal privilege. Any use, copying or disclosure other than by the intended recipient is unauthorised. If you have received this message in error, please notify the sender immediately via 020 7593 5000 and delete this message from your computer and network.

Winckworth Sherwood is a business name of Winckworth Sherwood LLP, a limited liability partnership registered in England and Wales with registered number OC334359. Winckworth Sherwood is authorised and regulated in the United Kingdom by the Solicitors Regulation Authority and has offices in London, Oxford and Manchester. A list of the members (who we may refer to as "partners") and their professional qualifications may be inspected at the registered office, Arbor, 255 Blackfriars Road, London, SE1 9AX.

For further information about the firm please visit www.wslaw.co.uk.