

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0511/P	J Lowery	10/03/2023 13:50:50	OBJ	<p>I object to this application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. It would contribute to the increasing densification in this part of Fellows Road</li> <li>2. It would reduce open views towards the greenery of Primrose Hill and the skyline of central London for a number of neighbouring properties</li> </ol> <p>Particularly affected would be the flats in the houses opposite on Fellows Road, which are already overshadowed by the 23 storey Dorney tower block, and which rely on the view to the south/south-east for some sense of open space surrounding them.</p> <p>For context, Fellows Road is characterised by mixed residential development. It has mid-Victorian houses on the north side, and the south side has four 23 storey tower blocks, interspersed with short terraces of two and three storey houses dating from the 1960s and 1970s. These low-rise houses provide an important measure of openness in what is already a densely populated area, dominated by the tower blocks.</p> <p>The houses on the north side of Fellows Road are at the boundary of a conservation area, where developments and changes to the external appearance are strictly controlled, in order to protect the character of the area.</p> <p>Recently, there has been a marked increase in proposals to develop and extend the properties in the small block bordered by Fellows Road, Primrose Hill Road, Adelaide Road and Tobin Close. Within the last few years, several additional floors of penthouse apartments have been added to King's College Court, situated on Primrose Hill Road, about 100 metres away from this proposed development.</p> <p>In recent months, work has begun to add a further storey to the entire block of three storey terraced houses situated on Tobin Close, fronting onto Adelaide Road, less than 50 metres away. For the properties on the north side of Fellows Road, this will interfere with views towards St Mary the Virgin church on Primrose Hill Road, and towards Primrose Hill itself. These views are an important feature for residents who are overlooked by the tower block, and who are unable to develop or extend their own properties, by virtue of being in a conservation area.</p> <p>These developments alone represent a significant increase in the densification of this specific area, with consequent adverse impacts on the properties immediately surrounding.</p> <p>In the context of all the above, I believe it would not be appropriate to allow any of the houses on the south side of the road to add an additional storey, given other recent developments which have already taken place, and given the adverse impact it would have on other properties in the immediate area.</p>