Dear Brendan,

Thank you for your continued support on this.

The following is the consolidated summary of the objections that has been raised to our planning permission along with our response which mitigates all the comments made. We hope that this will satisfactory, please feel free to let us know if you require any additional information or would like to visit the site again.

I hope you agree that we have been and continue to be very considerate of the comments and feedback received, this is reflected in our updated plans.

In addition to similar builds in the area, I would also like to bring your notice to planning permission 2019/4726/P and 2018/5976/P where Camden has historically granted a larger extension at 131 Goldhurst Terrace which was nearly 3 times the size of the proposed build under this application.

2019/4726/P and 2018/5976/P had a much larger impact on the covered area, greenery and layout of our garden flat. We recognised this fact, that we will lose the enjoyment of this open garden area, we dropped the idea of this huge extension. Instead, for my increased family size and our requirements, we are proposing to use sunlight stripped dead area of our garden, where no new plants or grass grows due to shade from trees and shrubs on 133 as well as 131.

You have visited the site and understand that we want to make intelligent use of this space rather than old fashioned huge extension for which the plans were granted by Camden.

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| Record | Objection | Response / Design Consideration / Alterations to Plan |
| Gerry McClement  (133)  Gerry McClement  (133) | The proposed structure is large and changes the South West view aspect from 133 Goudhurst Terrace. | * The prosed build is in the same line of view as 4 storey, 13 Fairhazel garden and is a dwarf compared to this 4 storey building right in the background (25-50cm away) of the same view. * The view is in fact South East when seen from 133. The new build will be well hidden from the direct view of 133 by exiting plants, tress and shrubbery on 131 side. Please see attached drawing. * The view from the extreme back side of the 133, the build does not spoils the view, when seen from the end of the 133 garden, which currently is a dead tree and a large brick wall, but improves it as we plan to plant a green roof and climbers to bring more greenery to this dead space whist increasing the utility of the space required by growing family residing in Flat 1 131 Goldhurst Terrace. * Proposed structure is not significantly different in size or scale from other similar outbuildings in the area. The proposed structure has been designed to be sympathetic to the local environment and complements the existing architecture and use of materials in the area. * The proposal aims to bring benefits to my family, providing much-needed work space in line with the work-from-home culture in addition to bio-diversity and greenery to this dead space. * The proposed build is a modern sustainable development which can easily be removed if required in the future with no impact on environment. |
| The proposed ancillary structure leads to removal of trees. | * The tree in question is a dead rotting tree due which is sandwiched and dwarfed by a rubber tree on 133 Goldhurst Terrace. * We understand the importance of trees in the area and currently manage two healthy huge lime trees on our property. * The rubber tree on 133 size has grown higher and larger and the sunlight is unable to reach this tree leading to its death and decay. * Another point to make, that the sunlight in fact transverses from 133 Goldhurst Terrace to 131 Goldhurst Terrace and hence the argument of reduced light due to proposed build is moot. |
| The proposed ancillary structure increases the contribution to the flood risk. | * All garden and patio drainage in Flat 1 131 Goldhurst Terrace currently uses sustainable soakaway boreholes (SuDS). This is in line with Camden SuDS schemes and proposals. * The drainage from the green roof of the proposed structure is planned to use SuDS (soakaway boreholes) in the garden. We did not add this detail to application as did not feel the need to provide such detailed specification of the build. |
| The structure will lead to reduced light into 133 Garden. | * Sunlight in fact transverses from 133 Goldhurst Terrace to 131 Goldhurst Terrace and hence the argument of reduced light due to proposed build is moot. * 4 storey 13 Fairhazel gardens causes a bigger shadow to both 131 and 133 Goldhurst terrace and proposed build has no impact on this at all. * The site has been visited by Senior Planner (Brendan Versluys) and will be able to confirm this. |
| Lack of notices on the street | N/A |
| Iftikhar Ali  13 Fairhazel Gardens | Subsidence to his property | * 13 Fairhazel gardens is 4 floors above ground level and has 1 deep basement. The foundation of 13 Fairhazel gardens goes more than 15m from our garden level. * To put things in prospective the proposed build will be putting 20cm to 25cm pile foundation and hence this point is moot. |
| Number of trees removed under current proposal. | We have covered this point above. |
| Proposed structure will make flooding worse in the area. | We have covered this point above. The proposed build plan to use sustainable drainage using soakaway boreholes. |
| Lack of notices on the street | N/A |
| CRASH | Garden room flush with boundary walls | * Proposed design has been carefully considered and we believe is appropriate for the location. * Proposed garden room is sympathetic to the existing architecture in the area and enhances the appearance of the property. * The garden room has been designed to complement the existing building materials and colors, and include features such as green roofs, SuDS and other sustainable design elements. * Furthermore, the proposed build has been designed with consideration for the privacy of neighbouring property. The design ensures that there are no overlooking issues. The existing shrubs and trees will continued to be maintained on 131 side which provide a thick cover to the proposed garden office. * Even though the flush design allows for maximum use of the available space helps to create a more seamless connection between the indoor and outdoor areas; In line with your feedback, we are happy to adjust the plans and move 30-50cm away from the boundary. * Please see amended plans. |
| Removal of plants for putting in the proposed structure. | * We are planting a garden roof on the proposed build and plant climbers around. Please see amended plans. * We will also be planting other plants to maintain and increase green in our garden as the part of this project. |
| No passage for wildlife | * The proposed plans cover only 3m of 12m boundary. * The build will be offset 30-50cm off the boundary. * The proposed build includes a green roofs and additional greenery around the building that will preserve wildlife habitats. |
| Very little green open green area after completion and claims area m2 in DAS is misleading. | This claim is incorrect. The drawing and measurements are correct. |
| Inclusion of WC is undesirable and increases flood risk. | The proposed WC is a mere convenience rather than flood risk. We remain open for negotiation on this. Please let us know your view. |
| Visual impact from the street | * The proposed build is in the corner of the garden and will not be visible from street level under any circumstances. * The site has been visited by Senior Planner (Brendan Versluys) and will be able to confirm this. |
| Direct lines of sight into no. 133 | * The direct line of sight / view is covered with thick shrubbery and plants on 131 Goldhurt Terrace side so this point is moot. * There is thick shrubbery, plants and trees along the boundary line between 131 and 133. These plantations are well maintained and will continue to be maintained post build. * Refer to attached drawings and photos. * The total height on the boundary wall + wooden trellis is 2.3m behind thick shrubbery as noted in photos. Note that dense shrubbery and plants block the wall view completely. * The site has been visited by Senior Planner (Brendan Versluys) and will be able to confirm this. * The proposed build has been designed with consideration for the privacy of neighbouring property. The design ensures that there are no overlooking issues. The placement of doors and windows has been made in a way that removes any potential visual intrusion and takes maximum advantage of shrubs and trees on 131 side. |