Application No:	Consultees Name:	Received:		Comment:	Response:
2023/0702/P	CRASH	23/03/2023 21:36:06		OBJ	CRASH would like to object and comment on specific aspects of this application related to the "front garden" changes proposed.

CRASH notes that the current state of the "front garden" does not preserve or enhance the conservation area due to changes made during previous decades, and disrepair, however this application is a missed opportunity to propose improvements that would enhance the conservation area.

CRASH notes the previous discussions in 2018/1961/P that, amongst other things, consented the existing 2-car park spaces at the front. However, this application, through removal of the small section of remaining front wall and raised concreting sections behind it and on the other side will widen out the whole front for parking. While this will still only allow for two much larger cars to be parked side by side it will widen the reversing width used by the cars and thereby present a potential increased danger to pedestrians and vehicles using Broadhurst Gardens.

The application proposes to use "resin bonded gravel" - across the whole width of the car parking area (and the footpath). Resin bonded gravel is not permeable and will not enhance the conservation area. An alternative surface that is permeable and is more in keeping with the conservation area should be used. It is also noted that no planting is proposed at all and by coating the whole area in resin bonded gravel the opportunities of planting have been reduced to zero. These aspects are contrary to Camden's policies and the conservation area which is supposed to be noted for its front gardens.

It is also noted that the previous painting of the lower ground floor brickwork and the front pillars/walls in white is not in keeping with the conservation area. It would be preferable, rather than repainting these to sand blast the paint off to restore the red bricks (presuming they are still under the paint).