
From: Sian Berry (Cllr)
Sent: 02 July 2023 12:59
To: Planning Planning
Subject: [REDACTED]

2023/1764/P, [REDACTED]

Dear Planning Team,

I wish to write in support of a number of linked applications for extensions in Coity Road NW5.

Could my comments be considered against each of these decisions please? My comments include the benefits of planning and designing these kinds of extensions together, which is why I am writing in this way.

The applications are:

[REDACTED]
[REDACTED]
2023/1764/P - 52 Coity Road - registered 5/6/23
[REDACTED]

Each of these applications seeks to increase living or working space to respond to the expansion of families or new working patterns.

The designs proposed are exceptionally sensitive to the existing terrace's architecture, and the uniform design aims to create a very sympathetic aesthetic fully in keeping with the local area's character. By planning all these extensions together, the householders are exhibiting very good practice that should be encouraged.

This proposal could be a potential case study for the further creation of family-sized homes in both private homes and Camden Council street properties in future and I would very much like to see it succeed.

I am aware from my work on both the London Assembly and Camden Council that larger family-sized homes are in particular need, and it was clear from the Camden SHMA in 2016 that the number of concealed, sharing and multigenerational households was driving part of the housing need calculations that showed a need for more homes with three or more bedrooms across all tenures.

The kind of proposals put forward in these applications will contribute to meeting that need and therefore should be encouraged through the planning process.

In my own ward, the Dartmouth Park Neighbourhood Plan process examined these issues, and the community made a decision to encourage extensions like this, which enable growing families to add more bedrooms to enable them to stay in our area and as part of the community.

The justification for policy DC4 in the Dartmouth Park Neighbourhood Plan speaks to these issues and, although this is not a policy that applies to the properties in Coity Road, it does illustrate reasoning which ought to be considered when deciding these applications. The adopted plan document says:

"3.36 A strong concern raised by residents during consultation, raising difficult design issues, relates to the wish to expand in situ as the only affordable way of staying in the area. In particular, residents of Spencer Rise signed a petition pointing out that: "There are many residents on this road who need the extra space that could affordably be provided through a loft conversion. At present many families are either overcrowded or forced to move out of the area." Policy DC4 seeks to respond to those concerns by allowing appropriate small residential developments, while balancing those concerns against the desire by other residents in the Area (equally strongly stated) to protect the character of the Area and the amenity of neighbours."

I hope that these comments will be taken into account when making your decision.

Very best wishes,

Sian
Sian Berry, Green Party Councillor, Highgate Ward