

**Application No:** 2023/1762/P  
**Consultees Name:** Bee Rowlatt  
**Received:** 04/07/2023 13:55:18  
**Comment:** SUPPRT

**Response:**

Dear Planning Team,  
I am writing to support of a number of linked applications for extensions in Coity Road NW5.

Please can my remarks be considered for each of these decisions. 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:

2023/1762/P - 56 Coity Road London NW5 4RY - registered 6/6/23  
2023/1763/P - 54 Coity Road - registered 6/6/23  
2023/1764/P - 52 Coity Road - registered 5/6/23  
2023/1765/P - 48 Coity Road - registered 5/6/23  
2023/1766/P - 50 Coity Road - registered 5/6/23

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 sympathetic aesthetic in keeping with the local area's character. By planning all these extensions together, the householders are exhibiting 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 love very for it to succeed.

Extensions like this enable growing families to add more bedrooms which in turn can 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.

With thanks and best wishes,  
Bee Rowlatt

| Application No: | Consultees Name: | Received:           | Comment: | Response:   |
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| 2023/1762/P     | Seraphima        | 04/07/2023 11:17:59 | SUPPRT   | <p>Dear Planning Team,</p> <p>I am writing in support of a number of linked applications for extensions in Coity Road NW5. My comments relate to all applications in the street, including number 56 (2023/1762/P) where my friends and family live.</p> <p>The applications will increase living space to accommodate my friends/ family who have lived in the borough for many years. It will enable thier children to stay at the local school, and then keep thier jobs near home.</p> <p>The designs very sensitive to the existing terrace's. The design is the same for each house, and therefore in keeping with the local area's character. By planning all these extensions together, the householders are exhibiting very good practice which will look beautiful.</p> <p>It is important to keep local families on the area. I know that the family at 56 Coity Road send their children to the local school, and intend to do the same for secondary school. With falling roll numbers in Camden and two local schools closing within a few years, it's even more important to allow them to expand thier home and let thier children stay in the community they were night up in.</p> <p>We hope Camden will look favourably on this application.</p> <p>Many thanks,<br/>Seraphima Kennedy<br/>Brecknock road N7</p> |

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| 2023/1762/P | John Welsh | 05/07/2023 06:03:48 | SUPPRT | <p>I support this application.</p> <p>Like many London houses built speculatively by developers in the 19th century, their design provided grand rooms to impress guests who were visiting or dining but minimal accommodation for bedrooms. So it is with Coity Road.</p> <p>If we are to nurture a city of diverse households, then such houses need transformation to meet the needs of the 21st century. The creation of an extra floor with a well-designed mansard, as has been done in many areas but specifically in Fitzroy Road in Primrose Hill, is the only solution.</p> <p>The alternative is what we have in our street - homeowners extending their properties at ground level. The approach reduces the size of gardens at exactly the time when the climate emergency demands we maintain as much green and permeable space as possible.</p> <p>If the drawings suggested a ham-fisted job, I would not be writing as I am. But the care and attention to detail by the architect and homeowners - who clearly love their homes and respect the neighbourhood - are such that I have full confidence in what they are proposing.</p> |
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| 2023/1762/P     | Joanne Orbell    | 04/07/2023 16:07:08 | SUPPRT   |           |

I am writing in support of a number of linked applications for extensions in Coity Road NW5. My comments relate to all applications in the street, including number 56 (2023/1762/P) where my friends and family live.

The applications will increase living space to accommodate my friends/ family who have lived in the borough for many years. It will enable their children to stay at the local school, and then keep their jobs near home and to be close to family members that support with child care etc...

The designs very sensitive to the existing terraces and is the same for each house, therefore in keeping with the local area's character. By planning all these extensions together, the householders are exhibiting very good practice and with the tasteful design externally - looking very pleasing to the eye.

It is so important we try to keep local families in the area instead of being pushed out, breaking down family relations and strong communities that have been built. My friends at 56 Coity Road children currently are attending a local primary school, would like to remain in the area so they can stay locally for secondary school and to be able to continue to receive help with their family and friends with childcare. With falling roll numbers in Camden and two local schools closing within a few years, it's even more important to allow them to expand their home and let their children stay in the community they are part of.

By allowing the planning application to go ahead you will be keeping family in a community that have strong connection, relationships and ties too, I do hope Camden will look favorably on this application as it is bringing a positive impact for families to remain in their home, children's school and our local community and investing in property within the area are all positive impact.

I hope this can be a successful case!

Kind regards

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