

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3304/L	Geraldine Hale	24/08/2023 11:11:12	OBJ	<p>I strongly object to the Planning application at 61 Oakley Square.</p> <p>Increasing the house size will only add to the already enormous problem emanating from the house in terms of unmanageable rubbish waste often left spewing onto the pavement. As well as being unsightly, a health and safety risk, the rubbish detracts from the architectural look of this Grade 2 Listed terrace.</p> <p>Bicycles are usually attached to the front railings and not stored in the bike store at the end of the road.</p> <p>61 Oakley Square already gives off a 'bedsit land', very unpleasant vibe and I fear that should planning be passed, this will just be augmented.</p>

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2023/3304/L	Ronald Doctor	24/08/2023 16:13:32	OBJ	<p>Application 2023/2669/P and 2023/3304/L</p> <p>With reference to the notice of planning application recently noted on Camden.gov.uk, I would like to strongly object to the proposed plan for an upper ground floor rear extension, garden flat outbuilding extension, and creation of a bin storage area to the front of the building, at 61 Oakley Square, NW1 1NJ. The proposed plan is for a garden flat in a terrace of Grade II listed Georgian houses with small gardens at the rear. The extension of the existing flat would eliminate the remaining garden, destroy the nature and character of the existing Grade II houses as well as encouraging other residents to do the same.</p> <p>The situation is as follows: no. 61 Oakley Square has been converted into 13 individual residences, 12 of which occupy one room within the house and there are more than 20 people currently living at the property. Retrospective planning permission for this was granted in 2014 but it is beyond belief that permission for this was ever obtained.</p> <p>Be that as it may, the garden at no 61 contains a shed or outhouse, which is not attached to the main building, but this shed occupies half of the garden. I believe that this structure is in fact used to house people, which as far as I am aware is not permitted. The existing garden shed does not match the character and appearance of the adjoining Grade II Listed terrace of Georgian houses, and I do not know how permission was ever granted for this garden structure to be occupied by tenants.</p> <p>The owners of the property are now proposing to extend this shed so it will almost double in size. It will not be the minor single storey extension described as the completed structure will occupy the whole garden. How can this possibly be allowed? The drawings are very misleading, and the addition of an upper ground floor rear extension and a garden flat outbuilding extension would create a rear abomination. The plans say they will continue to lay a garden, but there will be no garden available to manage due to the extension.</p> <p>The garden, where this structure will be built, is directly in view of our house at Oakley Square, and it will visually obstruct the view from our house. We would like to maintain the outlook from our house and for it to continue to be a garden and not an overdevelopment for occupation by multiple additional tenants. Any extension would be grotesque and have an overbearing presence. It will detract from the original architecture and obscure light into the gardens of the neighbouring properties.</p> <p>In addition, the overdevelopment of 61 Oakley Square has led to an enormous number of people and an unreasonable number of vehicles in Oakley Square, which obstructs the free flow of traffic and is affecting highway safety. It also causes an enormous waste problem, which often spills out across the pavement. Camden Council has not been able to police this problem over the past few years and this extension will exacerbate the problems of highway, and health and safety, that have become endemic to Oakley Square.</p> <p>I object for all the following reasons:</p> <ul style="list-style-type: none"> (a) It will eliminate the whole garden. (b) The house already contains 13 residences, and it will be expanded to contain another two or three rooms for rent. (c) The property is already extremely overcrowded with 13 or more residences. (d) The current structure in the garden is completely out of character with the adjoining properties so an extension to the building and extension of the upper ground floor will be unsightly and not in keeping with the

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Grade II Listed Georgian terrace.

(e) It will result in even more traffic congestion and increased population in an already overcrowded area

(f) The waste/rubbish problem has been a chronic problem at 61 Oakley Square with overflowing bins left on the pavement for the past 20 years, and the proposed new bin arrangement would be completely wrong in terms of the listed building status and poor management of them.

(g) Additional parking will be required.

As you are aware 61 Oakley Square is a House with Multiple Occupancy (HMO) with 13 bedsits and to allow further development of an over-occupied property would be a gross misjudgment. I urge you to reject the proposed planning application.
