

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4241/P	Ocky Murray	13/11/2023 16:06:27	OBJ	<p>This proposed development is much too large. It's considerably taller and more imposing than the building it's replacing.</p> <p>Although it's stated that there will be no parking permits available to residents, it seems certain that eventually they will find ways around this, putting further pressure on roads which are already choked with parking and traffic.</p>
2023/4241/P	Phoebe Lyons	13/11/2023 21:14:55	OBJNOT	<p>The way the building is going to go right to the rear of the site and hence it is in conflict with Camden's planning policies is a real issue for me. Backland development like this is against Camden's Planning Policy. I am also deeply worried about the loss of mature trees and green space. We are all aware of how important it is to have greenery around us, so how can this be ok?</p> <p>The proposed development is far too large. 2.5 times that which was there prior to the fire. It's two storeys taller than the previous building and thus overshadows and overlooks surrounding properties and is too imposing on the entire street. It comes in front of the current building line and ruins the vista on the street. It is not in keeping with the Conservation Area. The fact that there will only be two social housing units whereas previously there were 9 is also unacceptable. We need to do more to help people. the increase in traffic will be severe as it will go from a 13 people dwelling to a 49 people dwelling and that is an extreme increase. All the deliveries will cause massive congestion and there is already very limited parking, how will Daleham Gardens cope with all the additional blue badge holders?</p> <p>This new building will totally overlook houses and gardens on Daleham Gardens and Fitzjohn's Avenue. the building and balconies are ugly and ruin the aesthetic on the road. The building will tower over and look down on 31a Daleham Gardens which is completely unacceptable.</p>
2023/4241/P	Jemima Lamsley	13/11/2023 16:09:01	OBJ	<p>Why is this development is so much bigger than the one it's replacing? It's completely out of keeping with the surrounding buildings.</p>
2023/4241/P	Mr W B Nicholson	13/11/2023 16:17:02	OBJ	<p>I live on Daleham Gardens and knew the size of the previous building before the fire. I can't understand why the new one needs to be so much bigger: both in height and width. It's entirely out-of-proportion to the rest of the street. I would like to suggest any plans for the future building be revised down to the size of the previous building size please, which seems appropriate and normal for the area.</p>
2023/4241/P	Elodie Peiron	13/11/2023 16:24:22	OBJ	<p>New building is too large versus old one. If everyone starts to do the same, London will have no more green space !</p>

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2023/4241/P	Timothy Clarke	13/11/2023 14:25:02	COMMNT	<p>Local Resident Objection</p> <ol style="list-style-type: none"> 1. This is over development within a conservation area 2. Daleham is already used as a rat run and the building works and thereafter additional occupiers will put a significant use on the road and environs which contradicts Camden's adopted roads policy 3. This number of homes will exasperate the already dangerous (blind) junction of Daleham Gardens and Nutley Terrace 4. Tree will be lost which breaches the conservation area and reserved policy 5. The proposal is two stories too high. 6. The proposal occupies a disproportionately large site area as against the building's footprint. The foot print and height should be no more than previously permitted. 7. The design will adversely impact the street-scene, it is too close to the footpath and is out of keeping with the rest of the road. 8. Other's rights to privacy will be lost. 9 Because of the substantial additional occupation (from previously) there will be a noise burden. <p>Generally, the scheme is too big and not in keeping with the road or environs.</p>
2023/4241/P	Susan Clarke	13/11/2023 12:17:06	OBJ	<p>This six storey development proposal in Daleham Gardens has recently come to my attention. The proposed development is far too large for the plot, in fact two times larger and two storeys higher than the building it replaces. Furthermore, it will stick out beyond the general building line at the front, having a serious impact on the appearance of the street which is in a conservation area. I am particularly concerned about the loss of the garden at the back and the felling of mature trees, which is surely against Camden and conservation policy. In addition, the proposed taller building will overshadow and overlook neighbouring houses and gardens. The loss of social housing is also worrying, with only two flats offered for tenants whereas previously there were nine. I would urge the council to re-consider the proposed development in the light of this and the other concerns I have stated.</p>
2023/4241/P	Jane Lyons	13/11/2023 16:46:22	OBJNOT	<p>The development is far far far too large. It's 2.5 times the size of the previous building which was about the right size for the site and in keeping with surrounding property density. It is also two stories taller than what was there in the beginning. Thus it massively overlooks and overshadows surrounding properties. It is very imposing in a negative way.</p> <p>This development ruins the vista looking both up and down the street which is important. This new proposed building sticks out beyond the existing building line. It is totally out of context, especially when 31a Daleham Gardens is considered. Having it there will cause a loss of mature trees and green space. The full six storeys are visible from the street and it will loom large in a foreboding manner. This is in a conservation area and this is not in keeping with that. It is far too dense. The entire building is totally out of step with this, as are the ugly balconies. It is totally out of step with the beautiful street.</p> <p>The rear of the property goes right to the back of the site and backland development such as this goes against Camden's planning policy and that of a conservation area. This results in the total loss of the garden and means these flats will overlook neighbouring properties and gardens on Daleham Gardens and Fitzjohns Avenue. This will also result in increased traffic and parking from residents with disabled badges. There will be a huge number of deliveries, as the number of residents will increase from 13 to 49. This is a massive load for this street. This development also results in a loss of social housing. The previous building contained 9 social housing flats this proposal reduces that to 2.</p>

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2023/4241/P	Sarah Bell	13/11/2023 17:14:44	OBJ	<p>Proposed development is far too large. Over 2.5 times larger than the previous building.</p> <p>Loss of mature trees and green space. The full six storeys will be directly visible from the street, particularly from down the street where it will stand out above 31a Daleham Gardens. The rear of the property goes right to the back of the site resulting in the complete loss of the garden and fully overlooking the gardens of the neighbouring properties both on Daleham Gardens and Fitzjohns Avenue. Backland development such as this goes against Camdens planning policy and that of the conservation area. Increase in traffic and parking from residents with disabled badges and deliveries. Due to an increase in residents from 13 to 49. Loss of social housing. The previous building contained 9 social housing flats. This proposal reduces this to 2.</p>

2023/4241/P	Kathleen Jones	13/11/2023 17:19:23	OBJNOT	<p>This is a total blot on the landscape and is totally out of keeping with the entire road. How can it be correct to remove the amount of social housing from 9 to 2? There is precious little parking on Daleham Gardens as is how will it handle this influx of disabled badge holders and the many, many deliveries as the number of units goes from 13 to 49. Surely, in these days where everyone is talking about green spaces it cannot be right to build all the way to the back of the site and to remove the garden.</p> <p>This development is far too tall. 6 storeys is simply ridiculous and will overlook many properties on Daleham Gardens and Fitzjohn's Avenue. The building itself is ugly as are the disgusting balconies. It is far far too large. It comes in front of the existing building line. This backland development goes against Camden's planning policy.</p> <p>This proposed development is 2.5 times larger than what was there before and is 2 storeys higher. It is far too large and totally overpowers the surrounding landscape and ruins it. It is out of keeping with the road and the conservation area.</p>
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2023/4241/P	Graeme Daniel	13/11/2023 17:19:24	OBJ	<p>1.The proposed development is excessively large, being over 2.5 times larger than the previous building and maximising construction on nearly all available land footprint.</p> <p>2. At six stories tall and being built up to the front boundary area this will result in it being totally out of alignment with other properties in the street and it will clearly overlook adjacent gardens/properties, particularly the neighbouring specialist children's school. The building and its balconies is it itself ugly and totally out of context with the beautiful street and this area which is already designated as a conservation zone.</p> <p>3. This is hardly a sustainable project in respect of water drainage when nearly all the available land is concrete.</p> <p>4. The previous building contained 9 social housing flats whereas this proposal reduces this to 2, resulting in an overall loss of social housing. In addition, there is a certain opacity concerning its trust and its motives are of concern.</p> <p>5. The proposal will result in an increase in traffic and parking from residents with disabled badges and deliveries as a result of an increase in residents from 13 to 50 (and at school times, morning and evening, Daleham Gardens already quite often has excessive traffic resultant from restricted access in surrounding school streets and the road being used as a shortcut for the main Fitzjohn's Avenue etc). The resultant additional air pollution from this additional traffic will likewise be detrimental to other residents in the area.</p> <p>6.It is completely environmentally detrimental in terms of well established, mature 100+ year old trees needing to be chopped down and resulting in an unacceptable increase to the area's carbon footprint.</p>
2023/4241/P	Marie Fryland	13/11/2023 21:26:58	OBJ	<p>We believe the proposed development is far too large and will have negative impact on our surroundings. We are especially concerned about the loss of old trees and the green space, that makes London such a special place. The building and its balconies are out of context with the rest of this beautiful street and we do stress it is a conservation area.The property goes to the back of the site resulting in the complete loss of the garden and safe space for birds and other animals. Backland development such as this goes against Camdens planning policy and that of the conservation area.</p> <p>We are also worried about the increase in traffic and parking from residents due to an increase in residents from 13 to 49! And finally, we also disagree with the social responsibility shown as in loss of social housing. The previous building contained 9 social housing flats. This proposal reduces this to 2.</p>
2023/4241/P	Tommy Flood	13/11/2023 21:37:33	OBJ	<p>People, planet, profit. The balance seems to have gone wrong in the proposed development. Nature will be squeezed, old trees, biomass, birds, pollinators not respected. Natural water retention and flow will suffer resulting in local imbalances.</p> <p>We need breathing spaces for all, and the small gardens make the city live. Reducing the gardens in development projects have major consequences and - will have additional costs in the long run.</p> <p>This seems to be a project where the overall target of thriving places and citizens will suffer as a consequence of an extractive and mining economy with short term and tunnel vision.</p> <p>I strongly object to this development.</p>

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2023/4241/P	Alan Lyons	13/11/2023 16:59:21	OBJNOT	<p>This is a total over development that does not repeat the concept of the conservation area at all. The new building is simply massive and totally out of keeping with the road. The building is far too high. The fact the building fills so much of the site is actually against Camden's own planning policy as it goes right to the back of the site and thus removes the garden. This will lead to a lot of overlooking to properties on Daleham Gardens and Fitzjohn's Avenue and the balconies are extremely ugly and upset the vista. This is in front of the current building line which is not ok and ruins the view up and down the road.</p> <p>The number of deliveries there will be will result in a huge increase in traffic up and down this road as the number of residents goes from 13 to 49. The loss of social housing is not ok. Previously there were 9, this plan reduces that to 2. The development will overshadow, overlook and impose upon surrounding properties in a negative way. There will also be additional parking on Daleham Gardens due to Blue Disabled Badges. There is already insufficient parking. This development ruins the streetscape. It does not respect the conservation area or need for greenery.</p>
2023/4241/P	Nita Lota	13/11/2023 21:24:05	OBJNOT	<p>The proposed building is bigger than the previous one and will be two stories higher which definitely does not keep with the historic buildings locally. The one next to the site is poorly designed too. There isn't a design merit to the building which other new builds pertain to. Plus an increase in traffic. I've been made aware that this isn't a social housing initiative, so no clear merit in that field too. Thank you for your kind attention of this objection.</p>

Total: 5