

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5117/P	David Mawson and Jane Muncaster	10/02/2024 10:55:21	OBJ	<p>We are the owners of the flat immediately above the garden flat for which this application has been submitted, so are the most affected by it. We have 3 objections to the application plans. Apart from these points we have no objection to the application – only to these 3 points of detail which affect the use and enjoyment of our home.</p> <p>1. The two roof-lights shown in the rear extension. Their position contravenes The Camden Local Plan. Protecting Amenities 6.4 & 6.6, visual privacy and outlook. 6.6 states : - 'Artificial light should only illuminate the intended areas & not affect or impact the amenity of neighbours' The proposed roof lights will adversely affect us as they will shine directly up outside both our lounge and kitchen windows, meaning it will no longer be dark when we look out of our windows at night.</p> <p>2. We object to the placement of a planter against our balcony (shown on the southern elevation on the plan entitled Proposed - Section AA) Since it was built, the balcony has afforded an uninterrupted view to the trees and gardens beyond, both from the balcony and from the room inside. It is a warm sunny area we enjoy especially in the summer. The plan appears to show a planted screen twice as high as the balcony rail, obstructing our view. We would have no right to manage the size or condition of this screen as it will belong to the garden flat. We don't imagine conflict with the current owners of the garden flat over the management of a planter. However, this is a potential recipe for conflict with future owners, such as cases of Leylandii cypress on garden boundaries have shown. Other scenarios include poor maintenance of plants leading to dead or insect infested plants, or even the decision to put plastic plants in the planter. Any such events would impact significantly on our ability to use and enjoy our balcony.</p> <p>3. We object to the proposed removal of the Hawthorn tree in the rear garden near the house. (Tree Report ref. T3). This tree provides valued privacy screening between our flat and the garden of 135 King Henrys Rd. It has been managed over time to prevent it becoming too big and continued pruning should be able to maintain that.</p> <p>There is also an obvious environmental value to this existing healthy tree. It currently contributes to efforts to address the climate crisis, declared by LB Camden, by protecting green environments. Furthermore, the proposed site indicated on the plan for a replacement tree is confusing because it appears to already be occupied by one of the only two remaining trees in the garden, which are marked for retention. Two large, healthy trees in this garden were recently felled with council permission, a 140 year old yew and a sycamore.</p>