

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5370/P	George Vergoulas	23/03/2024 11:20:38	OBJ	<p>I am objecting to this planning application.</p> <p>This development/ project adds nothing positive to the neighbourhood apart from an extra family living in what is a beautiful green space that all the residents enjoy. The Heritage Statement by the applicant claims that the proposed development will not erode any of the conservation area's qualities and that it will be of higher quality of the existing studio. This misses the entire point, the green space and trees mask the existing studio making it invisible. In addition, this project will cut down multiple trees which are the primary character of the area.</p> <p>I apologise for repeating myself, having made these points with regards to the original 2022/3470/P application, but the original Arboriculture Survey & Impact Assessment had not earmarked the 2 large cypress and other trees for felling. Since then the application has earmarked more trees without a valid explanation. Again, these trees can be managed, pruned or even replaced. Just because they are non native, low biodiversity or of no cultural or historical value it does not mean they can be felled - imagine taking that approach across all of Camden. The entire justification is nonsensical. As for the character of the area, I would ask the planning officer Sophie Bowden to come and see for herself first hand at how the natural character of the green space will be downgraded as a result of this development.</p> <p>The second point has to do with the scale of the building. The application likes to mention how the proposed buildings will be lower than the original studio - but this is only by a fraction. Its the footprint (gross floor area) that is growing significantly, covering almost half of the the garden space now. Again, this is fundamentally changing green space to built up space.</p> <p>Finally, what this application and Camden Council does not seem capable of understanding is the cumulative impact of all the works being planned on local residents. This project combined with the work already started at the Garden Flat at no. 50, as well as an extension to no.47 Primrose Gardens means months of construction and disturbance.</p>
