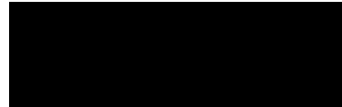




NTA PLANNING LLP
TOWN PLANNING CONSULTANTS



CAMDEN COUNCIL
Town Planning Department,
London Borough of Camden
2nd Floor,
5 St Pancras Square,
London,
WC1H 8EQ

Your Ref: 2023/5366/P
Our Ref: 1293
27th March 2024

Dear Edward Hodgson,

2023/5366/P | UNIVERSITY COLLEGE SCHOOL, FROGNAL, CAMDEN, LONDON, NW3 6XH

NTA Planning LLP have been appointed by the proprietors of No.30, Ellerdale Road, to objectively assess the development proposal under application 2023/5366/P at the above site. No.30 Ellerdale Road lies to the immediate west of the application site and in our view, is directly impacted by the proposed development.

Whilst the proprietors of no.30 Ellerdale Road are pro-development, they also firmly believe that the right development should be proposed in the right place. Having objectively assessed the application proposed, we must register a further objection to the scheme on our client's behalf.

Our previous objection centered around the Recital Room's excessive height and its implications for light and noise. Specifically, our primary concern in this objection revolves around the maintenance of the proposed garden on sloped roof design of the Recital Room.

The submitted documents lack adequate detail regarding the landscaping plan of the sloped roof. These details are indispensable for assessing the sustainability and long-term viability of green roofs without specifying the management of the irrigation. Neglecting this crucial aspect often results in the deterioration of green roofs, transforming them into unsightly expanses overrun by brown weeds.

While we understand the intention may be to enhance acoustics and optimise natural light, we are apprehensive about its potential detrimental impact on neighbouring properties, particularly regarding view and light. We believe the same goals can be achieved by simply reducing the height of the building by around 1m or so, further simplifying the maintenance process significantly.

Therefore, we must insist that full detailed landscaping plans are imperative before a decision can be made, to ensure the applicant is held accountable to prevent the roofs degradation into neglected eyesores, which happens so often.

In light of this concern, we urge the Council to request further landscaping details in relation to the sloped roof of the Recital Room. We recommend a more thorough assessment of its potential impact on neighbouring views and the inclusion of detailed plans for irrigation management and environmental sustainability.

Thank you for your consideration, please do not hesitate to contact me [REDACTED] should you have any queries.

Yours faithfully,

[REDACTED]

PLANNER
NTA PLANNING LLP