

Alex Kresovic
Planning Solutions Team
Camden Planning
Camden Town Hall
Judd Street, London WC1H 9JE

9 May, 2024

By email: planning@camden.gov.uk

Re: Planning Application No: 2024/0439/NEW

Dear Mr/s Kresovic,

I am writing in relation to the planning application made for Maisonette Basement And Ground Floor, 19 Steele's Road, London NW3 4SH (the "Application"). I am the owner of the First Floor Flat, 19 Steele's Road, London NW3 4SH (the "Flat") and I am objecting to the Application for the following reasons:

Permanent Loss of Outlook

Currently, the outlook from the back of the property is onto a garden and a healthy, mature magnolia tree below, which reached a height well above the Flat balcony railing before it was drastically pruned last year. The Application requires the felling of this perfectly healthy, mature magnolia tree in order to extend the property below by three metres, replacing space occupied by a garden, thereby completely eradicating this natural, green space. Clearly this will have a detrimental impact on the outlook from the First Floor Flat, as well as other properties in the surrounding area.

The proposed green roof is incapable of replacing the natural outlook onto the tree and garden space below. I am not convinced a green roof will ever be built, and even if it were, maintained, meaning the outlook below will be unsightly, for all properties in the surrounding area, and unbecoming of a conservation area (more on this point below).

The Application also includes a proposed skylight in the roof of the extension below. It is not clear what impact this would have on the Flat or surrounding properties as there are no details related to the type of glass that would be used. I would clearly be concerned by the use of clear glass, as an example, as it would mean the Flat would look directly into the inside of the property below. The Application should be required to a) specify the type of glass that is proposed to be used to clarify the impact this would have on the Flat, and in turn, b) ensure there are no reflective qualities that would throw unwanted visual reflections from the skylight (due to sunlight) back at the Flat (specifically, into the windows of the Flat or at the balcony of the Flat).



Photo: The outlook from the Flat balcony looking down at the property below, demonstrating the significant impact the proposed Application would have on the Flat.

Negative Impact to a Conservation Area

The Application has been made within a conservation area as designated by Camden Council ("Council"). As the Council outlines, this designation protects individual buildings and trees which make a positive contribution to the character and appearance of the area. Conservation areas were not created to stop future development, but to ensure development would only be approved in circumstances when it did not negatively impact the character of the area.

The Application, were it to be approved, would negatively impact the character of the area. Conservation areas within Camden Council are such, not only because of their architectural significance, but because of the valuable green space in these areas. I purchased the Flat in 2015 specifically *because* it was in a conservation area and believed, not only would the Flat be protected from intrusive development, but so would the natural environment around it.

The Council should be proud of its reputation in nurturing green space in London, especially in conservation areas, but by consciously approving this Application, requiring the felling of a mature magnolia tree, halving the size of a garden (to be built and paved over), it further reduces precious green space, does not add to residential housing supply, and clearly, negatively impacts the character of the conservation area.

I would strongly encourage the Council to reject the Application.

Regards, David Schiller