

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1122/P	Mr Koumis	04/06/2024 13:01:53	OBJ	<p>As a long-term resident of Palace Court, I am deeply concerned about the proposed development plans which appear to disregard the neighbouring resident's well-being and homes. Please see my points of contention below:</p> <ol style="list-style-type: none">1. Invasion of Privacy: The placement of balconies and terraces is very close to property, especially looking directly into my master bedroom windows, along with my neighbours in Palace Court. The direct views into our homes, and particularly into private areas like bedrooms removes our right to privacy and are unacceptable.2. Reduction of Daylight and Sunlight: The design of the new development severely cuts down the natural light reaching my home across all windows facing Frogmal Lane and also my neighbours properties in Palace Court. In a post pandemic world a lot of people including myself now work from home and spend more time in their properties. This reduction of natural light will impact the quality of life in my home and my wellbeing. In addition the development would remove the beautiful views we benefit from of the Grade II listed church St Andrews on Frogmal Lane.3. Creation of Bulk and Enclosure: The development plans to conjoin the space between Palace Court and Ashley Court, which will create a canyon effect and heavily impact the spacious feel we currently benefit from within the neighbourhood and from the views of our home. This bulkiness threatens the aesthetic character of our homes, creating a canyon effect around the buildings.4. Excessive Basement Development: The proposal for an expansive basement is alarming as it not only exceeds the 50% garden area limit set by Camden's Local Plan Policy A5, but it also raises questions about boundary integrity. The construction seems to encroach into Palace Court based on the proposed drawings.5. Structural Stability Concerns: The extensive digging to construct the basement concerns me as I am worried about the slope stability and groundwater issues that could affect the structural integrity of our homes.6. Parking Challenges: With parking availability already at a premium in our area, the loss of 8 garages that can serve local residents as parking opportunities only adds to our daily challenges of find parking. This would only worsen the parking scarcity, affecting many in our community like myself who have a car. <p>In summary, the proposed plans disappointingly only seem to put the interests of development first, and very much over those of the existing residents in Palace Court. It's disheartening to see such disregard for the impacts on our daily lives, our homes, and the local environment and community to which we are a part of. I strong request that this development is not approved and my concerns are considered in this process.</p>
