
From: Ewan Campbell
Sent: 11 June 2024 09:28
To: Planning
Subject: FW: 2024/1122/P

[REDACTED]

[REDACTED]

[REDACTED]

Web: camden.gov.uk

5 Pancras Square
London N1C 4AG



From: Steve Adams (Cllr) <Steve.Adams@camden.gov.uk>
Sent: 10 June 2024 08:29
To: Ewan Campbell <Ewan.Campbell@camden.gov.uk>
Subject: Fwd: 2024/1122/P

Dear Ewan

I should like to formally object to this application. Having met with residents from Palace Court and 250 Finchley Road and also walked around their garden the proposal strike me as far too overbearing.

There is also the side issue that it is far from clear that the OS site location plan and block plan in the application documents are based on the land registry ownership. I have asked that a copy of this be sent to me by the residents as soon as possible. The drawings seem to omit a small 2.5 x 2.5 single storey brick

structure that is in the garden. This would appear to be in the same ownership as the garages. From the corner of this, I have been informed, the boundary actually slopes towards the garages and then veers away at a more acute angle. There is a low level change that is on this line. The “veer” is shown but the narrowing of the main boundary is not. The exact line of this boundary is key to any consideration of the submission and it should be established as soon as possible. It’s also appears to differ on the two plans submitted.

The main point of objection is clear. The impact that the current scheme would have on the flats looking on to the garden, is quite significant.

The perceived height of the 4 storey houses would be immense from the rear and the conjoining of the two elevations of Frognal Lane and Finchley Road would create a canyon effect. The proposed large rear windows and balconies would severely reduce the level of private amenity enjoyed at present. The proximity of the proposed houses to the rear boundary is very tight and would fundamentally change the outlook from all the flats affected.

While new housing accommodation is to be welcomed, it should not be at the expense of damaging the existing standard of living for current residents.

Steve

Steve Adams
Frognal Ward Councillor
Leader of the Camden Conservative Group
