

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1925/P	Flinder	11/06/2024 13:46:17	OBJ	11 Bartholomew Villas, NW5 2LJ [REDACTED]

Objection to Planning Application 2024/1925/P. 3 Lawford Road London Camden NW5 2LH

Location

No. 3 is at the western end of Lawford Rd and is therefore perpendicular to the rear of houses in Bartholomew Villas, specifically Nos 9, 11 and 13. As such the full impact of any extension is entirely evident whereas the outlook from the rear of houses in Patshull Rd facing such extensions is foreshortened and thus visually reduced.

Proposal

3 Lawford Rd has already undergone considerable expansion over the years as evidenced in the Design and Access Statement, May 2024.

The existing extension / outrigger, which is of no particular architectural merit, already extends further North into the garden area than any of its near neighbours.

See Block Plan OS Extract // Design & Access Statement.

As a result the double windows on the West side of the extension both overlook the rear of properties in Bartholomew Villas and diminish their outlook.

In the Design and Access Statement, the architects go to great lengths in seeking to demonstrate that their proposals are no less intrusive than so many others in the vicinity.

Having been allowed to build a large extension in 2011 permission is now sought to build on top of the existing extension, further increasing its size and mass. If allowed, this specific development will reduce the daylight to properties facing East, add to the sense of enclosure and significantly diminish the outlook from properties on the South end of Bartholomew Villas.

More broadly, allowing this type of continuous and ongoing development has consequences. It negatively impacts the environment and the green space around which the houses are built, it increases the sense of enclosure and it runs counter to 'conserving the area in a meaningful sense.

We believe the Application to enlarge and expand the existing extension contravenes Camden's Planning Guide / Amenity and a number of guidelines in Camden's Local Plan Policy A1. Specifically, Protecting Amenity 6.3, 6.4, 6.5

This Planning Application # 2024/1925/P should be refused.

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Yours Faithfully

Caroline and Harvey Flinder
