

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4839/P	MR C WALTERS	12/07/2024 16:41:15	COMMNT	<p>SITE PLAN</p> <p>I dont understand why the Council has accepted this proposal without a reasonable Scaled site Plan showing the boundary line and the adjacent properties.</p> <p>ELEVATIONS:</p> <p>The elevations show the overall pitched roof height at 2900 but fails to show that the pitched roof starts at 2200 above ground level; some 400mm above the adjoining garden fences., making the entire construction some 1100mm above other fences.</p> <p>MATERIALS:</p> <p>This proposal is for materials conventionally used in an extension or addendum to a building and not for a Garden Studio.</p> <p>All other constructions in the neighbouring garden are all of the "shed" variety and will be completely opposed & overshadowed by this construction where their maximum height is around 2000mm</p> <p>DESIGN AND ACCESS:</p> <p>The agents suggestion that "there are a number of large outbuildings to the neighbouring properties" is nonsense as any Google Earth image will reveal.</p> <p>I trust that this proposal is NOT granted approval: If it is then the council can expect a rash of similar applications which will disastrous for the region.</p>

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2023/4839/P	Mark Goodwin	10/07/2024 10:08:59	OBJ	<p>As the owners and residents of 105 Castlehaven Road, we object to the proposed plan primarily on the grounds of amenity (overshadowing, enclosure and outlook). Change of use, loss of garden space, conserving Camden's heritage and biodiversity are also factors as to why planning permission should be refused.</p> <p>This proposed development will create a 2.9 metre wall to be built less than 2 metres from the rear boundary of 105 Castlehaven Road. This will rise over a metre over the existing rear boundary wall of the 105.</p> <p>The garden and rear elevation of 105 is west-facing. Therefore the proposed 'garden room' will block afternoon sunlight, especially during winter months, as well as impacting on light all year round.</p> <p>'The Home Improvements Camden Planning Guidance document (January 2021) sets out that rear developments should: Respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy; Consider if the extension projection would not cause sense of enclosure to the adjacent occupiers.' I believe that this development would seriously damage this amenity for us at 105.</p> <p>With a footprint of 40m2 the structure will cover over 50% of the 76m2 back garden of 24 Grafton Crescent. This is a loss of green space that is already in short supply in Camden. We do not believe that this is 'a modest structure'. A building of this size on a plot this small in an already over-crowded area is substantial.</p> <p>Yet, in the response to the section on Open and Protected Space and whether the proposed development results in the loss, gain or change of use of any open space, the application states 'NO'. This is clearly not the case.</p> <p>If the proposed development were an Outbuilding (Class E) it would be unlikely to be permitted as it's over 50% of the total area of land and within 2m of a boundary wall, with a height in excess of 2.5m. A Class C3 dwelling will be even more intrusive.</p> <p>The application states that there are 'other Garden rooms, summerhouses and sheds within the area and nearby properties'. Of the 36 properties within the triangle of Castlehaven Road, Castle Road and Grafton Crescent, there are 5 sheds. I don't think any have a C3 Dwelling status and none are the size of the proposed development.</p> <p>This planning application is also at odds with Sections 6.37 and 6.38 of the Local Plan which states that 'Development within rear gardens and other undeveloped areas can have a significant impact upon the amenity and character of the area.... Gardens help shape their local area, provide a setting for buildings, provide visual interest and may support natural habitats. Therefore they can be an important element in the character and identity of an area (its 'sense of place'). We will resist development that occupies an excessive part of the garden, and the loss of garden space which contributes to the character of the townscape. 6.38 We will seek the retention of important views and glimpses of green space where these have been identified in a conservation area appraisal or development brief...Spaces above rooflines, gaps between buildings and even small, sometimes isolated pockets of amenity space, can be vital in supporting the notion of openness, provide visual interest, soften the built environment and contribute to wellbeing'. The proposed construction will remove over half the garden space at 24 Grafton Road. It will be a 'garden</p>

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room' with little or no garden.

Even a small space can affect the biodiversity of an area. As a member of The London Bat Group, I'm happy that there is a bat population in the area and have footage of the bats freely flying and feeding over the rear gardens and terraces, including garden of 24 Grafton Crescent. Footage of this can be supplied on request. This development feels at odds with Policy A3 on Biodiversity which seeks to protect species like this.

There are also questions over whether the application has been made correctly:

The commencement date is 02/2023 with a completion date of 03/2023. It is now 9/7/24.

The development is labelled as a 'Garden room' but its usage is not defined in the application. It is detailed as a Class C3 Dwelling House. This implies that it is a residential unit being built on a what appears to be a council property by a tenant who is not the freeholder.

Given that Camden Council states that the installation of a satellite dish 'will only be agreed in exceptional circumstances' it would seem that a development of this size is considerably more intrusive.

The estimated cost is stated to be up to £2 million!

As it appears that Camden Council is the freeholder the relevant Housing Officer should have been informed, yet there is no reference to this or to their response.

The Planning Notice has only recently been displayed. We question whether 21 days notice has been given, for an application that was submitted last November.

There is a potential conflict of interest if Camden Council is the freeholder and also the planning authority deciding on the application. As such, how is this potential conflict being mitigated, e.g. sending application to the Planning Committee?
