

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/5392/P	Adam Gross	14/08/2024 14:19:15	OBJ	

Dear Sir/Madam,

I am to formally object to the proposed addition of single-storey roof extensions on these buildings, as outlined in planning application 2022/5392/P.

Impact on Local Character and Architectural Integrity:

The proposed additional stories will drastically alter the architectural character of the existing buildings, disrupting the harmony of the surrounding area. This extension is inconsistent with the design and scale of nearby structures, leading to a potential precedent that could encourage further inappropriate developments. The aesthetic impact on the local streetscape, particularly in an area like St John's Wood, known for its distinctive architectural style, cannot be overstated.

Privacy and Overlooking:

The additional stories will increase the height of the buildings, leading to a significant invasion of privacy for neighbouring properties. The elevated position will allow direct lines of sight into adjacent homes and gardens, which is unacceptable in a densely populated residential area. Past appeals have been dismissed by planning authorities on the grounds of privacy, as seen in similar cases within Camden where roof extensions were rejected due to overbearing impacts on neighbouring properties.

Loss of Light and Overshadowing:

The proposed development will lead to overshadowing, reducing the natural light available to neighbouring properties. This impact on daylight and sunlight can significantly affect the quality of life of existing residents. In previous cases, such as those involving similar developments in Camden, planning inspectors have upheld rejections where overshadowing was deemed detrimental to residential amenity.

Structural Concerns:

The addition of new stories places considerable additional load on the existing structure. While a structural report has been submitted, we have serious concerns about the long-term integrity of the building. The cumulative stress on the foundation and supporting structures could lead to future safety risks, particularly as the building ages. Camden Council has previously taken a strict approach to developments that could compromise the structural safety of existing buildings (Lichfields).

Negative Precedent:

Approving this development could set a dangerous precedent for similar applications throughout Camden and beyond. This would lead to a gradual but significant increase in building heights across the area, fundamentally altering its character and increasing density in a manner that the local infrastructure may not be equipped to handle. Planning policies emphasise the importance of maintaining the character and scale of local environments, and this proposal clearly contravenes these principles.

Conclusion:

We urge the planning department to reject this application due to the substantial negative impacts it will have on the local community, the character of the area, and the quality of life of existing residents. We trust that Camden Council will consider these objections seriously and uphold the standards that protect our neighbourhood from inappropriate and harmful developments.

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/5392/P	Alexa romanelli	14/08/2024 14:24:16	OBJ	We are happy to provide further evidence or clarification on any of the points raised above. Thank you for considering our objection. Yours sincerely Adam Gross