

Dear Sir/Madam,

Re: Objection to Planning Application 2024/3454/P

As the owner of one of the properties situated behind the proposed development, I am writing to formally register my objection to the planning application currently under consideration.

The justification parameters used for the proposed development suggest an unacceptable level of light loss for numerous family homes in the area, including my own. My property would be significantly overshadowed and subjected to excessive darkness if the proposed development proceeds as planned. Moreover, there has been no apparent effort to mitigate the direct overlooking of my primary living and sleeping areas.

The applicant cites two buildings as height references, both of which were constructed during a period when planning departments operated under different standards than those of today. New College Court, for instance, is not an exemplary architectural model worth replicating and has already caused substantial overshadowing to neighboring buildings. Similarly, the Waitrose building, while architecturally more appealing, was constructed under outdated planning considerations and has negatively impacted the livability and value of the Victorian family homes situated behind it.

Camden's Local Plan, which aims to rectify historical planning mistakes, clearly states that no neighborhood should experience a severe negative impact on livability due to new buildings. Therefore, referencing buildings that were constructed under less evolved planning standards is not logical or acceptable.

I am also deeply concerned about the applicant's proposal to severely prune my tree to accommodate their commercial property. Swiss Cottage is a highly urbanized area with a scarcity of trees, particularly those of such size and beauty. The crown of my tree extends into the airspace of the proposed building because no structure of such size existed there previously. If the tree is drastically pruned to accommodate this large building, it is highly likely that the trees behind it will also perish.

I urge the Council to advise the applicant to substantially reduce the height of the proposed building and to omit the aesthetically displeasing protrusion extending beyond the back elevation of the parade. Additionally, I object to the proposal for greenery on the back facade, as experience has shown that such vegetation tiles are not maintained in the long term and ultimately detract from the overall appearance. Lastly, I request that the applicant be directed to find a solution to prevent severe overlooking in both directions, which would otherwise result in a loss of privacy for all affected parties.

Thank you for your consideration.

Xiuzhen Yu