

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3860/P	Charles Openshaw	27/09/2024 17:08:41	OBJ	<p>I wish to raise strong objections to the proposed outbuilding at the rear garden of 3 Crediton Hill on the following grounds:</p> <p>Impact on Conservation Area: The proposal lies within the West End Green Conservation Area, which is valued for its large gardens and green spaces. This development will result in a significant reduction of garden space, taking up around 30% of the available area. This disrupts the open and green character that is integral to the conservation area's charm and historical significance (Arboricultural Appraisal) (Heritage Statement). The building's mass, combined with the loss of trees, will undermine the neighborhood's visual appeal and green corridors, which are vital for preserving the conservation area's essence.</p> <p>Loss of Trees and Biodiversity: The development plans call for the removal of several trees, including mature apple, olive, and other trees (Arboricultural Appraisal) (Tree Protection Plan). These trees contribute not only to the beauty of the property but also to local biodiversity, which is at risk from this proposal. The loss of mature trees will negatively impact local wildlife habitats and reduce the area's capacity for carbon sequestration. Despite the claim of a "green roof," the environmental loss far outweighs any supposed mitigation (Design and Access Statement).</p> <p>Overdevelopment and Precedent: The proposed building, at 7 meters by 5 meters, will significantly encroach on garden space (Outbuilding Elevations ...) (Design and Access Statement). If this kind of overdevelopment is allowed, it will set a precedent for others to do the same, further eroding the green character of the area. The cumulative effect of such developments would be a severe loss of gardens and green spaces, undermining the purpose of the conservation area designation.</p> <p>Contradiction with Camden's Conservation Policies: The outbuilding contradicts Camden's policies aimed at safeguarding the conservation area. Policies emphasize maintaining open spaces and ensuring that new developments preserve the character and setting of heritage properties. This outbuilding, while described as a minor development, fails to respect these policies (Arboricultural Appraisal) (Heritage Statement).</p> <p>I trust these issues will be taken into account, and I urge the council to refuse this application to protect the integrity of the West End Green Conservation Area.</p>