

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0899/P	CRASH	06/12/2024 11:15:48	COMMNT	<p>Thank you for the opportunity to comment on behalf of CRASH to this proposal to build a golf simulator studio in an outbuilding at the rear of the property's garden. It is noted that a green roof will be installed but the details are not provided in the application. CRASH expects that provision of these will be a requirement if planning approval is given. CRASH also requests that a clause is added to ensure this outbuilding is used only for ancillary purposes for the applicant's household ie not a rentable accommodation unit. CRASH notes that the applicant states a restriction of 2.5m height and hence the proposal to excavate the rear garden in order to accommodate a 2.9m structure. CRASH notes that many recent applications in the conservation area have been for building heights for ancillary buildings above ground level of 3m so does not know about this requirement for 2.5m - if this is indeed Camden guidance it is clearly not being followed in approvals given recent applications. Given this uncertainty and inconsistency in treatment of outbuildings i Camden's approval policies, CRASH leaves it with Camden to decide whether it is preferable for this application to be at 2.9m above ground level or whether excavation to reduce the height above ground level is implemented. It is not clear to CRASH which is preferable for the neighbours or drainage/flooding implications.</p>
