

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5389/P	Hadley Parrie	17/12/2024 21:32:08	OBJ	Camden Planning Department Re: Objection to Planning Application 2024/5389/P – 47 Ornan Road

Dear Mr Wong,

I am writing to formally object to the planning application for the proposed addition of an extra storey above the property located at 47 Ornan Road. I wish to raise several concerns which I believe justify the refusal of planning permission for the proposed development.

Firstly, I would like to address the “light report” submitted with the application, which comments on the impact to the windows of 45 Ornan Road. We are disappointed to be losing light to the house, but more significantly it overlooks the fact that the garden area at 45 Ornan Road will be drastically impacted by the addition of a taller, opaque structure being built on top of the property. The report fails to account for the adverse effects on natural light in this outdoor space, which is a crucial part of the amenity for the property. 45 Ornan Road has a specifically built sun terrace with a daybed leading out from the master bedroom which we believe will be heavily impacted from this storey being added.

In addition, the current “roof terrace” structure does not provide any views into the garden area at 45 Ornan Road. However, the proposed taller structure with windows will create an opportunity for privacy invasion, which will negatively impact the enjoyment and use of the garden space.

The property is already of considerable size, and its residents currently use multiple cars. The plans propose adding five more rooms on the upper storey, which, we presume, will result in more people residing at the property or longstaying visitors. This is especially concerning given the property is owned by an organisation (Synagogue) rather than a private family. Unlike a single-family home, properties of this nature may be used in a way that results in higher levels of occupancy, which puts added pressure on parking, local amenities, and the general environment.

Without clear plans outlining how the additional space will be utilized, there is a risk that the development could lead to unforeseen consequences for the surrounding residential community, including congestion, noise, and increased traffic. This increase in occupancy will put additional strain on the already limited parking in the area.

Parking has become increasingly stretched in recent years, particularly since Belsize Lane introduced reduced hours of access due to the school. Furthermore, the council is planning to reduce parking availability even further by converting a number of spaces into electric vehicle-only parking. Parking is already extremely scarce on Ornan Road, and further residents with more vehicles/visitors will exacerbate traffic management issues that the residents are already contending with.

Moreover, the application falsely states: “The character of the surrounding area is residential, with neighbouring properties typically being between 2 to 3 storeys in height. Nos. 43 and 45 Ornan Road benefit from a stepped-back third storey.”

****This is inaccurate****. There are in fact no other buildings on the same side of the road with three storeys. Nos. 43 and 45 Ornan Road have partially raised roofs, but they do not have a third storey. This proposed building would look completely out of character with the rest of the buildings on this side of the street, and its

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2024/5389/P	sara fanelli	18/12/2024 20:00:10	OBJ	<p>height and design would disrupt the established streetscape.</p> <p>I trust that you will take these concerns into account when considering the planning application. Should you require any additional information or wish to discuss this matter further, please do not hesitate to contact me.</p> <p>Thank you for your attention to this matter. I would appreciate confirmation of receipt of this letter and any comment on the objection.</p>
2024/5389/P	Nikki Stevens	17/12/2024 17:33:02	OBJ	<p>I totally oppose the erection of an additional floor to this house. First of all, the erection of an additional storey would block light into my flat, and privacy. Furthermore, this would create a terrible and out of character precedent for Ornan Road where all the houses are of the same height. I was already surprised that a roof terrace had been allowed on this property and had inquired with the council about it. 47 Ornan Road is already a large house and a further storey would be only detrimental to the neighbours and out of character with the rest of Ornan Road, rather than strictly necessary.</p> <p>I live in a flat that is directly behind this property , as a result of an additional story I will lose light for both my garden and flat. There is already restricted light due to buildings and very large trees and this addition will exacerbate the problem as well as loss of privacy .</p>