

**Parnjit Singh**

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**From:** [REDACTED]  
**Sent:** 23 January 2025 05:49  
**To:** Planning  
**Subject:** Planning Application 13 Chalcot Gardens: (2024/4823/P)  
**Attachments:** Planning Challenge 13 Chalcot Gardens- (20244823P).pdf; CAAC Response 13 Chalcot Gardens.PDF

[REDACTED]  
[REDACTED]  
[REDACTED] etc.

Dear Sir/ Madame,

I would like to strongly object to this application both on the grounds attached to this email and on the basis of insufficient notice of the application being submitted.

We strongly feel this is an entirely unsuitable development within a treasured conservation area and should be refused, looking after London and its pockets of magic for generations to come.

I am writing to formally object to the planning application at [13 Chalcot Gardens](#) which is adjacent. We are very concerned about the proposed development due to the following:

Townscape and Character.

We would ask the committee to carefully consider these material planning considerations which would adversely affect both residential amenity and local environmental quality. The scale and impact of this development would be inappropriate for this location and harmful to the character of our neighbourhood. This view is also supported by Eton CAAC in their response dated 15-12-2024. Some of the houses on our street are listed, and all very historic and quirky. There are often guided walking tours that come down our road - the history of the street is wonderful, and the houses and all their original charm truly reflect this and the wonderful array of artists that have spent time here.

Privacy and visual impact

We are very worried that the proposed development would create significant privacy issues for our home. The studio's positioning and elevation would result in direct [REDACTED] of our bedrooms and living room, my most frequently used private spaces (and a reason we so fell in love with the home was the privacy factor). The planned terrace would particularly exacerbate this invasion of privacy, creating direct sightlines into these rooms. This level of [REDACTED] would constitute an unacceptable intrusion into my daily life and fundamental right to privacy in my own home.

## Acoustic Impact

The scale and materials proposed for the outbuilding, combined with the planned hard landscaping, would significantly alter the acoustic environment of our properties. The current garden space naturally absorbs and dissipates sound. However, the proposed development would introduce substantial hard surfaces that would reflect and amplify noise. The peaceful character of Chalcot Gardens, which benefits from the existing combined green spaces behind the buildings, would be materially compromised by these acoustic changes.

## Environmental impact

This to me is - very important factor, and one that we really need to protect in the world, and especially here in London. The combined green-spaces of the gardens behind the houses of Chalcot Gardens and Steeles Road act as an important part of the migratory route between Primrose Hill and Hampstead Heath, supporting wildlife such as bees and birds. The proposed building removes, as a proportion of 13's green-space, more than half of the garden that is there currently. The proposed landscaping includes gravel which is not conducive to wildlife, and the proposed fencing and the building itself will not allow wildlife to pass freely.

The outbuilding will have lights installed, which will of course affect us as well as the nocturnal wildlife.

The gardens between Chalcot Gardens and Steeles Road serve as a crucial wildlife corridor linking Primrose Hill and Hampstead Heath. The proposed development would significantly impact the established character of this green corridor, which currently supports important pollinator and bird populations.

- Remove over 50% of the existing garden's green space at No. 13
- Introduce wildlife-unfriendly materials such as gravel
- Create barriers to wildlife movement through new fencing and building placement
- Introduce artificial lighting that would disturb nocturnal wildlife and alter the current natural darkness of the area

This area in London has maintained its original charm due to it's preservation of these green spaces all together to create a little haven that as mentioned is home to wildlife, birds, bees and works as its own eco system in a loud and busy city. It has been this way since the houses first came about. It would be an absolute shame to have this tampered with - a choice that if made, won't ever be able to go back on and will change this area forever. There is a river running underneath Chalcot Gardens and the beauty of this area is very special. All of us residents in the area love it and cherish it and work to keep it as natural as we can for generations to come.

Please please consider this carefully, as this development (that I've been told directly is only built to be to sold and make money off), might not sound so serious, but the implications are unfortunately big for all of us and like I've mentioned, will have impact of generations to come.

Thank you for reading this.  
Please let me know if you require any further information.

