

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0842/P	A Sparks & N Mullarkey	07/03/2025 10:19:48	OBJ	<p>We object to this planning application due to its overbearing scale, harmful precedent, and negative impact on our amenity, outlook, and local environment:</p> <p>1. Loss of Open Character &amp; Harmful Precedent</p> <p>The rear gardens of Ainger Road, Oppidans Road, and King Henry's Road form a unique, large, open, green space collectively protected by TPO (C432 2003). The current shed is 2.25m high and partially screened on our side by trellis and planting, making it minimally intrusive. The proposed replacement outbuilding more than doubles the footprint, increases the height by over 1m, and adds a pitched roof, making it far more dominant.</p> <p>This disrupts the open character of the area and sets a precedent for further large outbuildings in surrounding gardens, eroding the woodland-like setting.</p> <p>2. Excessive Size &amp; Height</p> <p>At 3.42m peak height and 7.25m length, this is significantly larger than typical garden structures in the area. The most recent approval at 53 Ainger Road (2023/5152/P) was only 2.5m high and 3.5m long, demonstrating that a balance is possible between an additional amenity for the applicant and respecting the amenity of others.</p> <p>This outbuilding will be visible from all floors of our house, making it impossible to ignore from all rear-facing rooms. The full-width construction across our rear boundary further maximises its impact, making it more dominant and intrusive.</p> <p>3. Piling &amp; Unclear Total Height</p> <p>The application does not specify how much the building will be raised on piles to protect tree roots. Even a 300-600mm increase (as is common for piled foundations) would bring the total height close to 4m, making it even more imposing. The true finished height must be clarified before approval is considered.</p> <p>4. Loss of Light &amp; Overbearing Impact</p> <p>Our north-facing garden and single-aspect basement kitchen already receive limited daylight. This structure, at increased height and full boundary width, will further enclose and darken our space, especially in winter.</p> <p>Given that the outbuilding extends the full width of our boundary, there will be no gap for light to filter through, further reducing our sense of openness.</p> <p>There are already two and three storey rear extensions on both sides of our garden from the adjacent houses, so another building 3.4m high (and potentially higher) on the rear boundary will further enclose and overshadow our garden.</p> <p>Camden's Home Improvements Guidance (Section 5.5) states outbuildings must not unduly impact light or outlook, yet this proposal does both.</p>

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				<p data-bbox="875 129 1339 153">5. Lack of Screening &amp; Inadequate Setback</p> <p data-bbox="875 193 2033 280">The 50cm setback from the boundary is trivial and insufficient to allow for meaningful screening or planting to soften the impact. This will leave a bare, imposing façade dominating our outlook. The lack of space for trees or vegetation makes the structure even more overbearing.</p> <p data-bbox="875 316 1308 339">6. Poor Location Choice Increases Harm</p> <p data-bbox="875 375 2033 462">The applicant's large L-shaped garden allows for a more considerate placement of the outbuilding. Instead, it is positioned directly behind our smaller garden, where the visual impact is far greater for us than for the applicant. Typically, such structures are placed at the far end of a garden, reducing the impact on neighbours.</p> <p data-bbox="875 497 1417 521">7. Tree Protection &amp; Senior Officer Review Needed</p> <p data-bbox="875 557 2033 644">The large lime tree within the TPO zone is an essential part of the green outlook. The applicant's tree survey misidentifies its location, suggesting a site-specific review was not conducted. A Senior Camden Tree Officer must assess whether this development threatens its root system.</p> <p data-bbox="875 679 1503 703">8. Potential Light Pollution from Rooflight and other Glazing</p> <p data-bbox="875 738 2033 826">The rooflight and large glass doors will cause light spill into our property and the woodland area. A previous Planning Inspector decision required opaque, light-absorbing rooflights on their side extension, and this condition should be applied here if approved.</p> <p data-bbox="875 861 1984 916">We ask you to visit the site to assess its special character and the detrimental impact this proposal would have.</p> <p data-bbox="875 951 1890 975">We hope you will reject the application, but if approved, we ask that you require the applicant to:</p> <ul data-bbox="875 983 2002 1070" style="list-style-type: none"> <li>• Reduce the height to a maximum of 2.5m (including piling), consistent with Permitted Development limits.</li> <li>• Move the structure further from the boundary to allow screening and reduce impact.</li> <li>• Ensure the rooflight prevents light pollution (e.g., using opaque or anti-glare glass).</li> </ul>
2025/0842/P	George Tattersfield	09/03/2025 15:03:40	JUST	<p data-bbox="875 1110 2033 1286">Turning the few rare remaining gardens into a collection of single store garden offices in the back of Ainger Rd is destroying the nature and the feel of the views enjoyed by the flats and houses that back on to this open area. Too many gardens are now being turned into single dwelling "sheds" that remove valuable grass areas(water run off nature etc.) and are changing the very rare nature area behind the houses as is at present. These are often used with bright lighting that cause disruption to people of properties and flats next to gardens meaning light enters bedrooms at back of properties.</p> <p data-bbox="875 1294 2033 1318">No. 52 is an enormass house with over five bedrooms and therefore the need for extra space is un nessceary.</p> <p data-bbox="875 1326 1787 1350">Flat 2 53 Ainger Rd installed a dwelling and the garden was lost to tiled brick covering.</p> <p data-bbox="875 1358 1935 1382">If allowed it must have a grass roof like no 53 flat 2's to blend in and must have no bright spot lights.</p> <p data-bbox="875 1390 2002 1437">The dwelling must not take up more than 2/3 of the grass area at the back of the garden and must not face towards the windows of the other houses on Ainger Rd.</p>