

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0866/P	Robert Starr	20 St Mark's Crescent NW1 7TU	16/03/2025 22:22:03	OBJNOT	<p>Dear Camden Planning:</p> <p>Re: Planning Application 2025/0866/P- Proposed Garden Room at 21 St Mark's Crescent London NW1 7TU</p> <p>As immediately affected neighbours living next door to 21 St Mark's Crescent, we write to object to this planning application.</p> <p>The drawings filed with the application indicate that the proposed garden room would be a substantial habitable structure measuring 3.7m X 3.5m, and 2.5m in height.</p> <p>The site of the proposed garden room is in a unique part of a Conservation Area.</p> <p>The property- 21 St Mark's Crescent - is part of an historic Crescent in Primrose Hill.</p> <p>There is no precedent for any such garden structures in this side of the Crescent.</p> <p>Moreover, the drawings fail to provide critical information necessary for a full evaluation of the application, notably the height of the proposed Garden Room in relation to the height of two key garden party walls- the garden party wall between 20 and 21 St Mark's Crescent and the garden party wall between 21 and 22 St Mark's Crescent.</p> <p>One of us (Robert Starr) discussed our concern with the Applicant. The Applicant said that he had personally measured the two garden party walls from within his property, and that the height of the proposed Garden Room would definitely exceed the height of the two existing garden party walls- according to his personal calculations the height of the proposed Garden Room would exceed the height of the two existing garden party walls by 0.6m, i.e. almost two feet. If that is in fact the case, it would constitute an additional ground for denying the application.</p> <p>Given the critical importance of such information, surely the drawings submitted with the Application should be required to provide the information.</p> <p>Robert Starr wrote to the Planning Officer to point out this omission, and requested that:</p> <ol style="list-style-type: none"> 1) the Applicant be asked provide a suitable drawing(s) showing the height of the proposed Garden Room in relation to the height of these two garden party walls; and 2) that Camden extend the period for submitting Comments until 21 days after such a drawing(s) is (are) provided by the Applicant and posted to Camden's Planning Applications website. <p>As far as we are aware, the Planning Officer has not acted on that request.</p> <p>An additional ground for our objection to this Application is that the proposed garden room would have a 'wraparound window' facing the windows to the rear of our home, which include a bedroom and bathroom.</p>

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Comment

Response

Such a structure would clearly constitute an invasion of our privacy.

For these reasons, we ask that the application for planning approval be denied.

Robert Starr
Ann Marie Starr
20 St Mark's Crescent
London NW1 7TU
