

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0866/P	Dee Wright	22 St Mark's Crescent Primrose Hill London	20/03/2025 18:15:07	COMMNT	<p>Dear Blythe</p> <p>Re: Planning Application 2025/0866/P – Proposed Garden Room at 21 St Mark's Crescent, London, NW1 7TU</p> <p>Our objection is about the overdevelopment of this site:</p> <ul style="list-style-type: none"> <li>- Development of 21 SMC in 2019 took a sizeable chunk of a relatively small garden, which also took the basement extension to well over a metre beyond our extension at Number 22, increasing the house footprint substantially. I have tried to attach the drawing of what was executed in 2019 but cannot, so I am sending that to you by email</li> <li>- You then need to view this ever-shrinking outdoor space in relation to this latest applications Site Plan. The Garden Room takes out a 3.70 m x 3.50 m square space from the length of the garden, leaving 8.85m of garden. This 8.85 m mainly composes of patio and steps. This means that what is left of the raised garden outside this proposed Garden House is less than 2 metres of actual garden. This is yet more overdevelopment</li> <li>- On top of this is the impact of the height of this Garden Room which is not represented in the application, and one would assume, deliberately so. This will rise above the already high fences, forming an oppressive view for the neighbours – a sign again of overdevelopment. For us at No 22 the Garden Room is right up against our fence, with a sliver of space drawn in green, but which will actually be mud as no sun will ever get there</li> <li>- Additionally, this is not a Garden Room for occasional garden sitting but a Home Office, for sustained, all day use, with windows that look directly into neighbour's houses and balconies. Children's houses exist in some of the gardens but not a Home Office, so there is no precedent for this type of use</li> </ul> <p>We would request that you consider this application in relation to the objections raised above.</p> <p>Kind regards No 22</p>

---