

Dear Ms Smith

We object to the planning application for a garden room because:

It is too big and dwarves the propped location.

It is much too close to the boundary wall imposing itself, visible through the trellis and we can see it from our windows - It is huge and way too high right up against the wall and towering over the wall - let us not forget that. The trellis is a temporary permeable screen not a proper concealer. The shed would be clearly visible from our windows in Beaumont Walk and Constable House and on Adelaide Road.

Contrary to what the design statement claims this is not a considerate and sympathetic proposition but is a monstrous egotistical edifice trying to grab as much environment space as possible with the minimum sacrifice of the applicant and maximum inconvenience and reduction in quality of life and loss of aesthetic coherence of the building to the neighbours. It is out of scale and disproportionate to the house other garden buildings and its proposed location jammed into the space too close to the mature tree.

Referring to our splendid award winning estate as a car park deeply upsetting and indicative of how the applicant really consider their neighbours, not the waffle in the design statement

Ours is a Camden estate we trust Camden planning will protect the area from such excesses.

The shed needs to be moved back from the rear boundary by at least 10 feet similar to the location of the shed/room and No19, otherwise how can you get a digger and scaffolding to safely maintain their boundary wall? 200mm is a ridiculous proposal as a gap for builders to work in.

It needs to be set lower - on ground level not on the raised bed of earth, that way it doesn't intrude on neighbours. Easily achievable in the huge garden if moved 10 feet or more as suggested. The current proposal is a huge towering presence from our side of the wall. If you move the shed back and down off the raised bed it solves many of the problems.

The grass roof should always slope towards those neighbours affected by the intrusion of the building not for the vanity and pleasure of the people doing the intruding.

The apex must be as far from the boundary as possible – and closest height to the house with the slope presenting the sedum for those living in Beaumont Walk and Constable House.

Please restrict use to prevent it being used as an Airbnb, extra living quarters or outdoor bar/party room.

And if you want to look after the horse chestnut don't put a nasty oversized big box shoved up right next to it, move it away as suggested giving the tree , nature and the foxes and builders space to operate in.

We agree with the conservation area report but as you are likely to let them build a room please scale it down, move the location as suggested, and reduce the actual height of the building itself – you don't need such a high internal ceiling for a sauna and gym room.

The highest point should not exceed their extended brick wall. Above that is too high and intrusive. Not the trellis which is permeable and enable a soft view of the façade of the main building, which should not be obscured by this thing.

We are not impressed by our “considerate” neighbours taking photographs of our estate without permission, a distinct lack of respect.

Your sincerely,

Mr. G. O'Connell
29 Beaumont Walk