

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0902/P	Josephine Burns	10 Falkland Road	02/05/2025 13:39:38	OBJ	<p>Objection to planning application</p> <p>The proposed extension would involve knocking down the wall at the bottom of our garden - which forms part of 29 Leverton Street's existing single-storey extension - and replacing it with a structure more than twice as high. This would be seriously over-bearing for both our house and garden.</p> <p>From the perspective of our house itself the visual impact will be considerable, as shown in the attached image. We would no longer be looking down a characterful row of Victorian cottages but simply hemmed in by a 5 metre high brick wall.</p> <p>For 20 years we have sat on a raised stone terrace at the southern end of the garden and that would become overshadowed. Most of our garden would suffer from a loss of natural light, especially in the winter months when the sun is low. We would therefore need to re-situate and re-build our garden terrace - we suspect it would have to be partly demolished anyway to allow for new wall foundations to be dug.</p> <p>Building a two-storey extension on the north end of the lower Leverton Street eastern terrace would change the character and architectural style of the whole terrace, most of which is listed and all of which is in a Conservation area. The proposed height would be incongruent and out of scale with the style of its neighbouring cottages - there are no other two-storey extensions at the northern end of the terrace, only at the far southern end where the terrace was rebuilt post-war, presumably as a result of bomb damage. From the perspective of the houses in Falkland Road and Falkland Place which face this terrace this is a historical stretch of railway workers' cottages from the 1840s. And whilst the three cottages at the northern end are not yet listed buildings they may well become so. The proposed addition of a dormer window and attic room would also be completely at odds with the architectural style of these cottages, and we believe against existing planning regulations in the borough - there are no such extrusions anywhere on the eastern terrace.</p> <p>From previous experience we imagine that building works would involve us in six months with our right to quiet enjoyment lost to noise, disturbance and dust. As senior citizens, one retired and one working from home, this loss would come with some stress to our mental health.</p> <p>A part of our quiet enjoyment over the last 20 summers has been watching and listening to bats and swifts as they swoop down the backs of the eastern terrace and wheel around above the gardens of Falkland Road. A two storey extension would certainly alter their flight path. We note Camden's commitment to eco-diversity and sustainability.</p>

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2025/0902/P	Vicki Legrove	6 Falkland Road London NW5	02/05/2025 13:41:30	OBJ	<p>I strongly object to the planning application proposing a first floor rear extension and dormer roof extension to 29 Leverton Street for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed 1st floor extension will tower over the adjacent garden of number 10 Falkland Road increasing the height of the back wall from circa 2m to well over 5m tall. (This elevation is taller than the previously consented scheme and will therefore increase the extent of shading to the garden.) This increase will be overbearing and oppressive, ultimately reducing the enjoyment of the well used bright and sunny garden to a significantly darker and damper space. London is becoming more developed and built up and external amenity space is precious and efforts made to maintain and improve such spaces. This should not be changed. 2. The proposed first floor development to 29 Leverton Street is disproportionate to the modest size and style of the cottage style house. 3. The increased shading noted in item 1 above will also impact 12 Falkland Road. The property already faces the original side elevation of 29 Leverton Street, however the proposed first floor extension will significantly impact their view of the sky and trees in neighbouring gardens from the house and garden and make the residents feel 'hemmed in', whilst also reducing the amount of sunlight their garden currently enjoys. 4. I believe drawing nr 940.130A to be erroneous and misleading as the garden wall locations detailed are not reflective of their true locations. The same is true for drawing nr 940.134A where the garden wall between nr 10 and nr 8 Falkland Road is missing so the elevation detailing the side of the extension makes it appear as if the 1st floor extension will only effect a third of nr 8's garden, whereas in reality it will impact circa three quarters of the garden. This is over development will create a bleak outlook for all of the houses along Falkland Road that face onto number 29's elevation. 5. There is no precedent for ground and first floor extensions to this end of the Leverton Street terrace. Where extensions have been added to the southernmost end of Leverton Street (eg numbers 5, 9, 11 and 13) the double storey extension has been to the southern half of the property with the northern half largely absorbing the shade created and reducing the injury to the adjacent properties. 6. Houses 8 and 12 Falkland Road have established plants and trees in their gardens which may be damaged by the proposed extension works. It should be noted that the proposed extension does not simply involve adding an extension to the existing walls, but requires the demolition of much of the ground floor structure including the party wall with number 10 and possibly 8 Falkland Road and rebuilding. This means there will be potential loss of plants, trees and wildlife and significant disruption to the use and enjoyment of these properties both in the short and long term. 7. The proposed casement window to the ground floor kitchen is out of keeping with the style of the building and a tradition sash matching those at 1st floor level and surrounding properties would be more appropriate. 8. The drawings erroneously note the window to the 1st floor extension to be 'existing'. This could be misleading to people not used to looking at drawings and cause them to think the first floor extension is already in existence. I understand this to mean 'reuse' of the hall window? 9. Although it is the least intrusive part of the application, I object to the proposed change to the 'butterfly' roof to form a dormer roof extension. This conflicts with Camden Council's design guidance for the design of roofs, terraces and balconies since none of the surrounding buildings have similar dormer roofs. The building is also at the end of an unbroken run of valley roof

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2025/0902/P	Fred Butler	5 Falkland Place London NW52PN	02/05/2025 10:41:13	OBJ	<p>which is unimpaired by alteration and /or extension. The general lack of extensions to the houses in the area have allowed it to maintain it's character and charm and, in my opinion, should remain untouched.</p> <hr/> <p>We are a family of three living at 5 Falkland Place and would like to file an objection to this proposal.</p> <p>I cherish our strong community and feel that this proposal is completely unacceptable. One resident wishing to adapt their own house is at the mercy of ruining their surrounding neighbour's quality of life which will be greatly distressing. The adjacent houses of Falkland Road will be closed in and lose their natural sunlight obtained from the back. It is simply not for the benefit of anyone else in the area, except the residents at 29 Leverton.</p> <p>We have had our own personal struggle with light impinged by a tree in the garden of 27 Leverton Street. Thankfully Camden have removed this last year, so we are reluctant to be put back into restriction of sunlight. "Seasonal Affective Disorder" is a real challenge to mental health and I wouldn't want that to literally overshadow our household or neighbours again.</p> <p>We live in a conservation area which needs to be respected and honoured. Our space is precious and once it is jeopardized, there is no going back.</p> <p>Please deny this application.</p> <hr/>