

[REDACTED]

From: Lauren Ford
Sent: 09 May 2025 10:02
To: Planning
Subject: FW: Planning Application 2025/1509/P

[REDACTED]

[REDACTED]
[REDACTED]

Lauren Ford
Planning Officer

Supporting Communities
London Borough of Camden

Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

Planning services and enquiries

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From: noah.frankli [REDACTED]
Sent: 08 May 2025 21:21
To: Lauren Ford <Lauren.Ford@camden.gov.uk>
Cc: Claude Anne Franklin [REDACTED]
Subject: Planning Application 2025/1509/P

Dear Lauren

Re Planning Application 2025/1509/P

Thank you for your email of 25 April 2025, clarifying the nature of this planning application.

We are the owners of 19 Brookfield Park, which has been our home for the last 30 years. The planning application is for the construction of a new building at the end of the garden of 21 Brookfield Park, the property next door to ours.

We have a number of concerns and observations about this application, as set out below.

1. Non-compliance of this application (2025/1509/P) with Permitted Development Rights regulations

We have no background in planning legislation, but we have perused the gov.uk document “Permitted development rights for householders: technical guidance” ([Permitted development rights for householders: technical guidance - GOV.UK](#)). We note the statement, in the introduction to “Class E: buildings, etc.”, that:

“Buildings under Class E should be built for purposes incidental to the enjoyment of the house...”

The guidance gives examples of “purposes incidental to the use of the house”, such as keeping of poultry, bees, etc., or garden sheds, other storage buildings, decking, etc. The guidance goes on to state that “***A purpose incidental to a house would not, however, cover normal residential uses... such as a bedroom, bathroom, or kitchen.***” (our bold/italics).

On a straightforward lay person’s interpretation of this statement, it seems that the proposed construction goes well beyond the purposes envisaged in the Class E rules. In particular, **the inclusion of a WC and a shower in the proposed development appears to mean that it should NOT be granted a Certificate of Lawful Development.**

2. Background and History of the Site

Shortly after we purchased our home, the then owner of 21 Brookfield Park (Mrs Norris) demolished (without planning permission) a smallish brick-built pottery workshop located at the end of her garden adjoining the boundary wall with 23 Brookfield Park. Mrs Norris then proceeded to build (also without consent) a reinforced concrete foundation plinth with a large footprint, with the intention of constructing a new building. Following protests to the council by a large number of local residents regarding the illegal nature of the development, construction on the site was halted.

Subsequent planning applications seeking to legitimise the development (refs. 9300636, 9360074, 9501465) were all rejected. The council at the time considered taking enforcement action to have the concrete foundation plinth removed, but for understandable pragmatic reasons ultimately decided against doing so.

The concrete plinth was a harsh and barren eyesore in an otherwise green area and, for a period, subsequent occupants of 21 Brookfield Park chose to have the plinth covered by wooden decking.

More recently, other owners of the site engaged contractors in an attempt to drill out the concrete plinth, but were unable to do so; instead, they adopted the expedient of covering the concrete with a deep layer of earth and planting fruit trees etc., thus bringing life and greenery back to the site, as well as erecting a fox-proof chicken coop (a small temporary wooden structure).

3. Conservation Area considerations and precedent

As far as we are aware, there are no permanent garden buildings of this kind anywhere in Brookfield Park or in its neighbouring streets. If a precedent is established in this case, it seems likely that many similar constructions will be erected over the years, resulting in a substantial and damaging loss of green amenity within the conservation area.

4. Considerations arising in relation to Camden Planning Guidance 2021 - Home Improvements

Outlook/Height. The application is for a building “no higher than 2.5m measured from the natural ground level”. Given the history of the site, it is not obvious what the “natural ground level” actually means and we are concerned that it may be more visually intrusive than the drawing suggests.

Overlooking/Privacy, Noise and Light Pollution. We have obvious concerns in relation to each of these considerations, as the wide folding glass doors to the proposed new building would face directly into our living room, study and bedroom.

5. This application (2025/1509/P) and application 2025/1507/P

Application 2025/1509/P was submitted at the same time as an application for modifications to the main house at 21 Brookfield Park (ref. 2025/1507/P).

Neither of the 2 current planning applications makes reference to the other which, in our view, makes them both incomplete. In particular, the drawing of the Proposed Site Plan for the garden room development does not take account of the planned alterations to the main house; so the drawing as submitted does not give the full picture.

Please note, however, that we are not submitting any comments in relation to the application relating to the main house (2025/1507/P), which we view positively.

Thank you for providing us with the opportunity to submit these comments.

Yours sincerely

Noah & Claude Anne Franklin

From: Lauren Ford <Lauren.Ford@camden.gov.uk>

Sent: 25 April 2025 2:35 PM

To: noah.franklin <noah.franklin>

Subject: FW: Please clarify the deadline for comments on Planning Application 2025/1509/P

Hi Noah,

Web: camden.gov.uk

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From: Noah Frankli [mailto:Noah.Franklin@nyu.edu]

Sent: 24 April 2025 18:50

To: Planning <Planning@camden.gov.uk>

Subject: Please clarify the deadline for comments on Planning Application 2025/1509/P

[REDACTED]

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Application Progress Summary

The statutory requirement for a Statement of Community Impact (SCI) for a planning application is set out in the Town and Country Planning Act 1990. The online comments form is available for all applications.

If the online comments form has not been completed, please email planning@camden.gov.uk for more information.

We will take account of all responses received.

Please note that if the **Comm** is not completed, this is because either:

- we are not required to complete an SCI for the application
- the formal consultation period has ended, either by local newspaper or site notice

Application Registered**Comments Until****Date of Committee****Decision****Appeal Lodged****Appeal Decision**

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