

Planning Application ref: 2013/7338/P
Address: Garages, Willingham Terrace, NW5

Dear Ben,

Below are my objections to the planning application

- Inappropriate site for large developments (as proposed by Pocket Homes)
- Lack of any rental accommodation for key workers and family accommodation - are Pocket Homes asking for permission to include some two bedroom flats. If not, they would not meet the Camden guidance regarding space. There are no exceptional circumstances in this case so plans should not be approved as this could have serious consequences when considering other applications.
- The development is still too high and too dense. The height (10 metres) will destroy the view of which I have enjoyed for 13 years.
- Increased noise from the flats and also from the outside space.
- Lack of privacy – proposed windows need to be smaller
- Reduction of daylight for many properties – windows to the rear of Leighton Grove have enjoyed current levels of daylight for many years. Are Pocket Homes aware that residents can claim for loss of light?
- One of the documents says that Pocket will undertake a schedule of condition of the existing fences and adjoining gardens to enable monitoring of condition. Where necessary temporary propping or permanent retaining structures will be built - there is a need to sort out the party walls and this should involve all parties. Pocket Homes can't just replace the fences and need to engage in a full discussion with owners on Leighton Grove and Falkland Road to resolve the wall issue as soon as possible. This needs to happen before any building works take place.
- The parking situation in Leighton Grove has been getting worse. Residents of Leighton Grove have jobs that often require cars e.g. junior doctors, or for family reasons eg. Carers. There are cars and vans daily and there is little room for deliveries or visitors. Residents of the Pocket Homes development would be entitled to visitor permits which will make the situation worse.
- Is this a gated development? If so, this will make arranging access for essential repairs to the rear of the Leighton Grove properties very difficult/lengthy and cause considerable stress and upset to residents of Leighton Grove who have no wish to resort to obtaining court orders. It is also sending a negative message to the wider community if a small part of the community is sectioned off.
- There is a serious concern about subsidence. Houses in Leighton Grove have suffered badly with subsidence and I am very concerned that subsidence will occur as a result of the excavating, digging and also the weight of the resulting development on very soft ground (London clay). Can Pocket Homes provide any evidence that their proposals will

not result in potential structural damage to the houses and flats close by? I couldn't find any in the proposal.

Please acknowledge receipt of my objections

Kind regards,

Christine Howard

5 Leighton Grove, London, NW5 2RA