



Mr Ben Le Mare

Planning Services

Camden Town Hall

Argyle Street

London, WC1H 8ND

January 7, 2014

Reference: Planning Application Number 2013/7338/P

Dear Mr Le Mare

We have met several times at meetings related to above referenced planning application. I am writing to object to the application to erect now a 3 story building with 18 residential units (replacing existing garages) in lieu of the garages at Willingham Terrace. I purchased my property at [9 Leighton Grove in September 2011](#) and I own the ground, first and second floors and the garden. Among the reasons I purchased the property are the quietness of the neighborhood, the privacy of my garden, the view of the church and open space, and the style of the neighborhood (beautiful old terraced maisonettes dating back to before World War II).

The proposed new building is far too big and overbearing, and because it has 3 stories the people living there would be able to look directly into my kitchen, my bathroom and my bedroom, as well as into my garden. It would also block my view of the church which is one of the most attractive features of the neighborhood and destroy the open aspect of my garden. And by placing 18 new apartments within a few meters of my backyard I expect noise levels will go up dramatically. I should also note that the workmen doing work in the back of my garden were shot at with an air rifle from the council estate (the police was called at the time in 2012 but the perpetrator was not caught) and it makes me even more upset to have large units of flats going up right behind my house. The proposed development would also exacerbate existing parking issues in the neighbourhood and very significantly reduce the amount of sunlight into my property.

The original layout of the neighborhood was unfortunately destroyed but the planning application's claim that it is in fact restoring the old design simply by placing new concrete on the place where once beautiful

terraced houses stood is outrageous. Kentish Town is a desirable place to live because it has not been overdeveloped, and because the ratio of old terraced houses relative to new build flats is generally sufficiently high—note, however, that there is already a very high concentration of flats and social housing in this particular part of Kentish Town with several developments on the other side of Leighton Road as well. The council estates that have been built mostly blend in because there are not too many flats in any one place, and there is sufficient space around them with areas for children to play. The development that is being proposed is totally out of scale for that space.

Sincerely,

Caroline Grady

9 Leighton Grove

London, NW5 2RA

