

**Response from Elaine Grove and Oak Village Residents' Association (EGOVRA) re planning application 2014/4698/P, 8-9 Oak Village**

This residents' association represents everyone who lives in Oak Village, Elaine Grove and Julia Street, regardless of who owns the house they live in.

1. The mature trees are very important to us in this densely developed area and the ash tree immediately behind the site is the subject of a tree protection order. We of course are not experts on the effect of development on trees. We therefore ask that:
  - Camden's tree experts carefully assess the report provided by the developers' consultant to determine whether the measures proposed to protect the tree are sufficient and to reject this application if they are not.
  - If Camden's experts are satisfied that the tree can be protected, impose vigorous planning conditions to ensure that the tree is protected in construction, including a requirement to take further advice if the unexpected arises in construction. Further should the tree be lost, a planning condition should require its replacement.
2. The blank side elevation could be extremely ugly if the wrong type of brick is used. We would like a planning condition specifying the type of brick to be used on the side elevation so that it harmonises with existing buildings. We suggest London stock.
3. We object to a garage being included in this building as we believe this is inconsistent with Camden's policy of car free development which is being applied to residential developments in Gospel Oak and encouraging people to use public transport or leg power to get to work. Indeed DP19 states that the Council 'will only permit off-street parking where it is supported by a transport assessment (none provided) and is shown to meet a need which cannot be met by public transport'.

The site is one minute away from Gospel Oak Overland station (which links various overland and underground routes) and on the C11 bus route. The no 24 bus route is within walking distance as are a number of routes on Highgate Road. There is no reasonable need which cannot be met by public transport.

Worse, cars with CAL permits (ie local residents) can at the moment park outside 8-9 Oak Village. The access to a garage in this development would mean the loss of at least one and probably two parking spaces which will be effectively privatised. (We note a garage was specified in the appeal on the earlier (now lapsed) application, but this predated the adoption of rigorous car free policies).