[redacted]

Angela Ryan
Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

20 August 2013

RE: REF: 2013/3998/P – Planning Application for Erection of 3 storey dwelling following demolition of existing house.

Dear Ms Ryan,

Thank you for your letter dated 2nd August in which you informed me of the above planning application. [redacted] I object to the proposal on the grounds of over-development, garden grabbing, parking issues, waste bin storage and sustainability

If we look at the proposed ground floor plan, we can see that all that would be left of the garden is a small, dark, triangular area at the back right hand corner of the plot, plus a dark side alley. Camden's Unitary Development Plan states that:

The Council will consider whether:
a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;

The proposed dwelling is completely out of proportion to its "garden".

This proposal would result in a bigger house than the previous proposal that was given permission (Ref 2011/1688/P) yet the garage space is reduced from two cars to one. A house of this size is likely to want a total of at least three parking spaces and this would put further stress on the already crowded street parking of the area.

I can't see where in the proposed layout waste bins would be stored. 14 Well Road currently uses 2 large wheelie bins but these are stored in an area that would be built on.

The proposed development breaches DP22, Camden's sustainability policy. The ground floor would receive so little natural light that electric lights would be on all the time. A large part of the CO_2 emissions from a building are caused by its construction. Sustainable construction must imply that permission cannot be given for perfectly sound

buildings to be knocked down simply to satisfy whims of the owner or architectural fashion.

While the previous proposal (Ref 2011/1688/P) was given permission, my objections to it are still valid in any overall assessment of this new proposal:

The proposed new roof terrace at the rear of the house would deprive us of privacy. It would have a direct view into our dining area and main sitting room as well as into our garden.

I also object to the proposed extension at the front. It would reduce the light to the window at the side of our house. The plans compare the proposed building height to the height of the current bamboo screen and make a virtue of the fact that the proposed building is a little lower. I think the proposed height should be compared to the height of the current building. The proposed building is higher and would cut out more light. The loss of light would also be because our side window looks out over the top of their garage to Well Road. This source of light would be blocked by the proposed extension on the top of the garage, making that part of the room permanently gloomy.

This is the view from the side window [redacted] looking over the garage at 14 Well Rd. This source of light would be completely obscured by the proposed extension above the garage.

I object to the proposal to cover 14 Well Road in white painted render. This would create a horrible effect in the context of our house and 13 Well Road, both of which are brick buildings with which 14 Well Road currently fits in visually. Houses have unpainted brick exteriors all the way down to the junction with Christchurch Hill. This being a Conservation Area, I think the brick finish should be maintained.

Yours sincerely, Gilbert Hall