



From: [REDACTED]
Sent: 28 May 2013 21:50
To: Ryan, Angela
Subject: 2013/2010/P

28 Anglers Lane London NW5 3DG

Dear Angela,

I wish to comment on the above application. I have been away for a while for family reasons and I missed the cut off date for comments.

In design terms, the slatted "wooden privacy screen" at the first floor level creates a non descript and bland frontage to the road. Contrast this with the slim house (at No 1 Anglers Lane) that went up between Nandos and the rear of the Co Op which has **windows at ground and first floor level** without the need for screening.

The architects in their application talk about a "tough urban street scene". I think this is overstating things. I think the first floor screen is overkill. The overall effect will be a blank brick and wood screen facade, the feeling of a prison! **Specialist glazing is available for windows and balustrades that I see no need for timber screening. In summary,** I consider that the first floor screen is obtrusive to the street scene and should be removed.

The brick work at ground floor level (and by extension, the brick work at first floor level) level is described "fair faced brickwork". There is no mention of colour of this brick. I don't see why the brickwork could not be in keeping (in design and colour - London brick/) with No 1 Anglers Lane or Raglan House or the Victorian building further down Anglers Lane. The brickwork should match those of adjoining buildings and the brickwork proposed should be changed.

Finally, I would like to mention that I have (on behalf of neighbours in The Inkerman Area Residents Association) tried to speak with the developers representative to talk about the design but they have declined to speak with us. A copy of the email is below.

If Officers are minded to recommend acceptance of this application, I am requesting for the application to be heard by the Development Committee at which i would wish to speak.

Kind Regards

Paul Seviour



Copy of email

Dear Mr Bulmer

I refer to your client's planning application.

The site falls within the area represented by Inkerman Area Resident's Association (www.inkermanresidents.org.uk).

It also falls within the boundary of the Kentish Town Neighbourhood Forum ("KTNF"). KTNF (www.ktnf.org) is a designated Neighbourhood Plan body and is currently drawing up a neighbourhood plan for Kentish Town under the auspices of the Localism Act 2011.

Feedback from residents to the application suggests that the design of the front facade, including the use of the privacy screen at first floor level may not be appropriate, by giving a blank facade to the street.

Would you and or your client be interested in meeting with residents to discuss these concerns? Our wish is to collaborate constructively with the owner to achieve positive outcomes for the community and to avoid potentially long and time consuming conflicts that can sometimes arise. In our experience, an owner who exploits the potential to engage with local residents and community groups early on in the planning and design process benefits all concerned.

I look forward to hearing from you.

Kind Regards

Paul Seviour

