

Dear Sir/Madam,

We are writing to comment on application ref: 2014/4514/P, Erection of an end of terrace dwelling house comprising basement, ground and two upper storeys (Class C3) and associated works. We are extremely concerned about this endeavor and have the following comments:

Negative impact of development on traffic parking and road safety:

The proposed development **would worsen the already congested parking situation** we have on the private roads of the Estate. Residents of No. 11 Primrose Hill Road park their two cars on the full width of the road. Sometimes they even park three cars. No additional car parking is proposed as part of the application (see 6.56), which will potentially worsen the parking situation in the long term. Further, the residents of the neighbouring property at number 13 do not have unhindered vehicular access to their garage at the moment. This is further amplified by the fact that the garage serving 11 Primrose Hill Road is not in active use.

Negative impact of new uses of buildings or of land:

The proposed house would sit **beyond the established building line** on King Henry's Road and thereby affect its appearance. This would be detrimental to the established character and appearance of the townscape with negative implications for the wider community on both Primrose Hill Road and King Henry's Road.

Further, the proposed house **would breach the special interest of the Elsworthy Road Conservation Area** as specified in the Elsworthy Road Conservation Area Appraisal and Management Strategy. It would have a negative impact on the special character or the appearance of the Conservation Area. In particular it **would significantly conflict with the views of the Grade II listed Church of St. Mary the Virgin** along King Henry's Road and Primrose Hill Road respectively. The Church of St. Mary the Virgin is protected by statutory listing. It forms a very important part of the historic quality and character of the area. Therefore, the proposal is **contrary to policies set out in the Local Development Framework (LDF)**.

Negative impact on existing vegetation:

There would be **negative implications on the existing vegetation** through the removal of trees (see 4.5). The application states that at least one tree would have to be removed. And it is unclear if tree root protection methods may be necessary'.

The negative impact of noise from plant equipment:

We are also concerned **regarding the noise and mess involved with the potential building work**, especially heavy machinery and temporary parking on the newly paved road. The proposal does not offer a practical solution.

Loss of light and the privacy of neighbours:

The development will cause **loss of light in various ways**. The communal garden will be darker and the white building across the garden of the proposed building will be losing brightness.

A previous planning application was turned down in 2005, followed by another application last year, which was withdrawn. The new application now includes a basement as well, right above the railway tunnel. All of our original concerns still exist and for all the reasons above **we are against this planning application**.

Kind regards,

Clamor and Kim Gieske
15 Primrose Hill Road