

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2014/4514/P	A M Berrett	10 Primrose Hill Road	10/08/2014 14:13:17	COMMNT	A similar application was withdrawn some years ago. I fear that a building on this site would require the removal of two very mature trees in front of the site. If that were to be the case I would object strongly. Also the provision of a basement requires careful attention to the history of land subsidence in the area - which led to the demolition of part of the building on the corner opposite 30 years ago, and the fact that the proposed building lies right above the railway tunnel. If it were to go ahead I would only be in favour if the building opened into King Henry's Road and not Primrose Hill Road, where it would overlook the building opposite, and if it were ;[provided with its own off-street parking.

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2014/4514/P	Lillian Shapiro	13 Primrose Hill Road	08/08/2014 13:09:11	OBJ	<p>We live next door to no.11 Primrose Hill Road and are opposed to this application. The Osobas have previously applied for planning permission in 2005 and been turned down, for good reasons, and applied again this year, which they then withdrew.</p> <p>We like our neighbours the Osobas; they are very pleasant people and good neighbours. However, all the original concerns still exist, as follows:</p> <p>The grounds for refusal last time were: “The proposed 3 storey single family dwelling house, by reason of its siting being located beyond the established building line on King Henry"s Road and its height and bulk would be detrimental to the established character and appearance of the townscape and adjacent Elsworthy Conservation Area. The proposal is therefore considered to be contrary to policies EN1 (General environmental protection and improvement), EN14 (Setting of new development), EN16 (Site Layout), EN18 (Design of infill developments), EN23 (Reduction of garden amenity) and EN37 (Proposals outside conservation areas) of the London Borough of Camden Unitary Development Plan 2000”.</p> <p>These concerns still exist. In addition, there will be a negative impact of development on traffic parking: 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, blocking access to our garage at no.13. We haven't previously complained about this as we don't currently have a car, but we do use our garage all the time to get in and out on our bicycles. And we reserve the right to have a car in future.</p> <p>There is no additional parking space in front of the proposed development. Our neighbours at no.11 chose to turn their garage into a room, and propose to do the same for the new building, further exacerbating the parking situation. It is no reassurance them saying they don't need parking space, as the new house is for their family, because who knows what might happen tomorrow– their circumstances might change and they may sell one or both houses. We might get two cars. It's just not going to work. And they cannot say they will offer no parking with the new house, because the parking area is communal and it would be impossible to control.</p> <p>Other concerns:</p> <ul style="list-style-type: none"> <li>• The proposed house will affect the appearance of King Henry"s Road, as their house will stick out way beyond the current houses and be almost directly on the pavement.</li> <li>• The view: we currently very much enjoy seeing the lovely church at the end of our road; this new house will block part of that view.</li> <li>• 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.</li> <li>• There would be negative implications on the existing vegetation in the communal garden because of the loss of light. Further, as stated in the planning application ‘due to the proximity of parts of the</li> </ul>

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2014/4514/P	G Smith	12 Primrose Hill Road	05/08/2014 22:24:11	NOBJ	<p>new building to some of the tree root zones, tree root protection methods may be necessary'.</p> <hr/> <p>My property at 12 PHR looks directly across the road towards the proposed building. The street consists of multiple properties and I note the design of this proposed building is in keeping with the others. I am concerned that the new property could look directly into my flat and the associated potential loss of privacy. There could be an advantage if the design was swivelled 90degrees so the entrance led out onto King Henrys Road. It is important that any parking associated with this property be contained within the private Quickswood Estate, where this property sits, and where there is ample parking throughout that estate and should not result with further parking demands on the surrounding packed Camden roads.</p> <hr/>