

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/4554/P	Adrian Paterson	132 Torriano Avenue	01/10/2014 19:48:54	COMMNT	<p>I wish to object to this proposal as it is wholly out of character with the predominating urban grain of the area, and fails to meet Camden,s own planning policies and guidelines in a significant number of respects :</p> <ul style="list-style-type: none"> . overdevelopment especially when taken in conduction with the application for two houses next door . requires planning permission for change of use for the narrow strip of the site which was former part of the pub garden which was in use until a few weeks ago . is too high and will dominate the area, even more so as the building stands at the top of a curving hill . the roof and side extension are in materials that are wholly unacceptable and have been borrowed from a scheme elsewhere. They are bright and shiny and will glare in the sunlight and are not appropriate given the Victorian era the houses were built in . the balconies overlooking Torriano Avenue and the rear gardens will cause a very significant loss of privacy and an increase in noise . the recent closure of the pub garden has led to the customers being forced out on to Brecknock Road and Torriano Avenue resulting in additional noise which was largely contained previously within the garden .there is insufficient provision for waste and recycling. There are already two huge Camden containers which would need to be housed inside as they currently stand at the proposed entrance to the upper floors .the design of the facade of the access extension is out of character .access requirements for people with wheelchairs do not appear to be sufficient .there are no facilities for baby changing and toilet provision looks insufficient .inadequate bicycle storage space .there will be a loss of the quoins down the side of the building - this is a defining feature for the pub itself and as a feature for the area <p>It is also a very significant consideration that the pub may have been rendered unviable because of the artificial separation of the previously thriving garden. This cannot be compensated for by the comparatively small number of people who can fit out on the street. This is likely to create intolerable noise for the proposed new developments as well as the existing neighbourhood. I would expect to see a further application to change the use of the pub to residential in the near future. The Council needs to consider this matter very carefully also.</p> <p>I wish to be notified of the Committee date.</p>