

Comments Form

Name..... James Fairly

Address..... 126 Torrington Ave NWS 224

Email address.....

Telephone number.....

Planning application number..... 2014/4554/P

Planning application address..... 101 BRECKNOCK ROAD

I support the application (please state reasons below)

I object to the application (please state reasons below)



Your comments

- Proposed height of roof extension is far too high. As this pub is at the **top** of a hill it will completely overshadow and dominate the neighbouring area. Will also result in the loss of chimneys, attractive render and quoins that are mirrored elsewhere on neighbouring 'end' houses. All contrary to Camden' own policy CS14- CONSERVING OUR HERITAGE
- Materials proposed - aluminium louvres - are totally out of character in a Victorian street.
- likewise the 'link' joining the pub to the proposed houses is out of character and the materials to be used have not been specified -why?
- balconies will result in loss of privacy for neighbours and once again not in keeping architecturally with this area
- this Avenue has a history of subsidence - increased weight on top of pub could create problems for houses further down the hill - will they be pile driving?
- parking is already a **big** issue in the road - if only half the potential 18 occupants seek permits will mean 9 extra places
- insufficient provision for waste and recycling for 6 flats and the pub?
- insufficient bike storage -only 6 proposed - not sufficient /amenity for number who could occupy the flats
- no 'green space' at all planned for flat residents Presumably Camden has a green environmental policy?
- can the pub survive as a business with so many flats above - or will we find in years time an application is made for 2 flats on the ground floor?
- The Gloucester, The Admiral Mann and now possibly The Leighton Pub (by stealth)- will be lost in the immediate area within the last 6 months.
- flats could potentially accommodate 18 people - taking into account the 2 new 4 storey houses proposed next door why are none allocated for affordable rents or social housing?

This planning application **cannot** be considered separately to the proposed 2 houses in the **garden** of this pub- it is a total **overdevelopment** of the site.

Please continue on extra sheets if you wish

Camden Planning Application Number 2014/4554/P (Leighton Pub)
Planning application address: 101 Brecknock Road N7 ODA

I strongly object to the planning application 2014/4554/P for the following reasons.

- the height of the new roof extension on the pub, which is already the highest (being at the top of a slope) and bulkiest building at the junction of Torriano Avenue and Brecknock Road will dominate and overshadow the neighbourhood and have a negative impact. It is contrary to Camden's own core strategy CS14 and does not respect the context and local heritage.
- the proposed extension will lead to the demolition of the chimneys and architectural features of the Victorian Pub which are part of the distinct character of the building and are mirrored in other corner properties in the area (DP 25 states that Camden values local heritage). It will also harm the uniform group of housing stock on Brecknock Road and have a negative impact on the houses directly opposite at 128-134 Torriano Avenue which are on Camden's Local List
- inappropriate materials proposed for roof screening- aluminium louvre screening is detrimental and does not complement the host building. It is inappropriate in a residential Victorian Street.
- Likewise the ' link/tower ' between houses and Pub is completely out of character and is not consistent with local architecture. Why are the materials to be used not specified ?
- proposed balconies overlooking the street - will have a negative impact on the local existing symmetry and cause lack of privacy for neighbours (Camden DP26 developments need to consider the impact on neighbours).
- inadequate provision, for refuse /recycling for 6 flats, housing potentially 18 people and the Leighton Pub (a commercial enterprise)
- none of the flats are available for affordable or social housing?
- no disabled access for flat occupants
- flats can potentially house 18 people - this could seriously contribute to parking stress and congestion for local residents. Camden's rejection of the erection of a one bedroom flat 2013/6719/P (91 Torriano Avenue) cited packing stress as a secondary reason to reject the development. (Camden's own Development Policy 18)
- insufficient provision for bike storage for 18 potential residents in the flats (DP26)
- no green space/ soft landscaping for flat occupants who will be largely facing a main road

Though the developer would like us to think otherwise this application must taken in conjunction with the proposed two 4 storey houses in the garden of the Pub (2014/5401/P) and represents a considerable overdevelopment of the site. I have lived in Torriano Avenue for 35 years and like most other residents can verify that the Pub garden has been used and enjoyed by the pub patrons. There is much photographic evidence to verify this and even a 'you tube' of patrons enjoying the garden in August 2014! It is not an 'infill site' nor is it a 'builders yard' as no planning permission has been applied for change of use. The Government Planning Policy Statement 3 (Housing) enables councils to prevent overdevelopment and 'garden grabbing' and on these grounds alone both planning applications should be rejected.

It is of concern to the local community that Camden Planning officers did not seek to notify, in writing, the residents in Torriano Avenue who are directly opposite the proposed development. Many people, especially the elderly, do not have internet access and have found it difficult to access the plans and drawing. Number 135 Torriano Avenue is the end house in Torriano Avenue and in accordance with Victorian building design and layout is more ornate. The adjacent gardens of Brecknock Road are part of the existing symmetry and are mirrored on local streets. They

provide a sense of light and openness which is highly valued as a local amenity and important to our quality of life. Any changes to this format poses a major change to the landscape and merits much wider consultation.

The Design and Access statement presented with this planning application is full of inaccuracies and is poorly researched . It does not respect local context and street pattern or, in particular, the scale and proportions of surrounding buildings and their proposals will be entirely out of the character of the area to the detriment of the local environment and thus should be rejected.

However I am not against a redevelopment of The Leighton, 101 Brecknock Road. All of their neighbours, along Brecknock Road have extensions that are subordinate to the original building in terms of scale and situation. But all have left some garden space at the end creating an open aspect which is environmentally beneficial, encourages biodiversity and is enjoyed as a visual amenity by all the residents. It is part of the local character of the place i.e. 'our sense of place'. Gardens help shape the local area and Camden states it will resist developments that occupies an excessive part of a garden. (24.20 page 95 Camden Development Policies 2010). There is absolutely no need for the developers to do an inappropriate roof extension when there is room for them to extend in their garden leaving some open aspect of garden at the end. Last but not least where are the plans to protect the very large mature Sycamore tree in the pub garden during the buiding works?

Signed:



Date:.....

30/9/2014

Tel NO 0207 485 2864

Address: 126 Torriano Avenue NW5 2RY.

I wish to attend and speak at the Committee hearing regarding this planning application.

Comments

Name: Ross Fairley
Address: 126 Torriano Avenue NW5 2RY
Planning Application NO: 2014/4554/P
Planning Application Address: The Leighton 101 Brecknock Road N7

I **object** to the proposal and ask Camden Council to refuse the application on the following grounds.

1. This application along with planning application 2014/5401/P should be considered as one because they both refer to the same address by the same developer. As such they constitute serious overdevelopment of the site. I believe the Design and Access Statement as supplied is full of inaccuracies, is condescending and arrogant.
2. All the residents, including those who live opposite the proposed development, should have been notified of the planning application by post as it involves drastic changes to the character of the area. Not all residents, particularly elderly residents, have internet access.
3. The Leighton /101 Leighton Road is already the highest building in the area and the proposed and misleading drawings fail to show how much more overbearing the proposed roof extension will be.
4. The proposed flats can potentially house 18 people which could seriously add to the parking congestion already experienced by current residents. Camden Council refused planning application 2013/6719/P (91 Torriano Avenue) on the grounds that the proposed single flat would result in parking congestion. Therefore 6 flats must surely be refused on the same grounds.
5. The proposed design and materials (aluminium and timber) proposed are not appropriate for a Victorian street and totally against Camden's own Development Plan (DP25) which highlights conserving local heritage.
6. None of the flats are available for affordable or social housing. Nor are they suitable for disabled access.
7. There is inadequate provision for refuse/recycling and bicycle storage in the plans submitted.
8. The balconies overlooking Torriano Avenue will result in lack of privacy for existing residents. Camden Development Plan DP 26 states the importance of managing the impact of developments on neighbours.

These listed reasons are some of the points why I believe the application should be refused.

Signed :



Date:

26-9-2014

Comments Form

Name MRS DOMNIKA GEORGIOU

Address 133 TARRIANO AVE, NWS 2RX

Email address

Telephone number

Planning application number 2014/4554/P

Planning application address 101 BRECKNOCK ROAD N.7

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

- ROOF TOO HIGH FOR LOCAL AREA - LOSS OF PRIVACY
- ALUMINIUM MATERIALS TOO UGLY AND NOT IN KEEPING WITH THE CHARACTER OF STREET WHICH IS VICTORIAN © 1850
- PARKING A REAL PROBLEM FOR ELDERLY IN ROAD ALREADY
- NO EVIDENCE ON PLANS FOR APPROPRIATE RUBBISH AND RECYCLING PROVISION FOR 6 FLATS
-

Please continue on extra sheets if you wish

Comments Form

Name..... MARIA GORAINO.....

Address..... 133 TORRIANO AVE NWS 2RX.....

Email address..... /.....

Telephone number.....

Planning application number..... 2014/4554/P.....

Planning application address..... 101 BRECKNOCK RD. N7.....

I support the application (please state reasons below)

I object to the application (please state reasons below)



Your comments

I have lived here for 51 years and strongly object to the above mentioned application.

- Roof extension far too high for this street and the flat roof on top will create a lack of privacy for all local residents -
- the materials proposed are totally out of character in a victorian street
- no access for disabled people
- some loss of light, particularly in the garden
- parking is already an issue in this area -

all this, taken in conjunction with the building of two four storey houses in the pub garden is clearly an overdevelopment. Planners should take into account the quality of life of people who have lived here for many years.

Please continue on extra sheets if you wish

Comments Form

Name..... TANIA DE GREEFF and Jessicade GREEFF

Address..... 113B BRECKNOSE ROAD

Email address..... [REDACTED]

Telephone number..... [REDACTED]

Planning application number..... 2014/4554/P

Planning application address..... LEIGHTON ARMS PUB

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

I object for the following reasons.

- Increased noise
- over-development
- Loss of privacy
- Reduction of parking places.
- Spoil the character of the local area.

[REDACTED]
[REDACTED]
14-9-14

Please continue on extra sheets if you wish

Comments Form

Name..... Rosie MacCibbon.....

Address..... 15 Leighton Grove.....

Email address..... [REDACTED].....

Telephone number..... [REDACTED].....

Planning application number..... 2504 / 4554 / P.....

Planning application address..... 101 Brecknock Road / Tormano Avenue.....

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

I object to the proposal. This is an overdevelopment of an already dense corner. The pub is a community asset which is always busy and should be cherished. In combination with simultaneous planning application 2004/5401/P this is a clear attempt to encroach on the pub - destroying its garden and character in such a way as to make it unviable. This new development will take out light, will overroom several residential homes, increase congestion and irrevocably destroy the pleasant, historic pub and local area.

[REDACTED] 15/9/14

Please continue on extra sheets if you wish

Comments Form

Name..... R A B MACGIBSON

Address..... 15 LEIGHTON GROVE

Email address..... [REDACTED]

Telephone number..... [REDACTED]

Planning application number..... 2014 / 4554 / P

Planning application address..... 101 BRECKNOLK ROAD / TORRIANO AVENUE

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

This is an overdevelopment of the site which will endanger the viability of the pub; an important local community hub. I believe the developer may not have the future security of the pub as a primary concern and that the loss of the pub would be damaging to the local community.

Please continue on extra sheets if you wish

[REDACTED]
14/9/14

Comments Form

Name... SHIRLEY BLACKTAN

Address... 13 LEIGHTON GROVE

Email address.....

Telephone number.....

Planning application number.....

Planning application address... 2014/4554/P

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

I OBJECT TO THIS PROPOSAL DUE TO
LOSS OF PRIVACY, LOSS OF PARKING,
TO CROWDED + DESIGN OUT OF
CHARACTER
NOISE

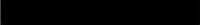
14.9.2014

Comments Form

Name..... NEVILLE STOLCE

Address..... 103a BRECKNOCK ROAD

Email address.....

Telephone number..... 

Planning application number..... 2014/4554/P


Planning application address.....

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

I wish to object to the proposal because
Loss of LIGHT
Loss of GREENERY
Loss of PARKING
BAD DESIGN
OUT of CHARACTER



Please continue on extra sheets if you wish

Comments Form

Name..... GRAHAM ROBINSON

Address..... 120 TERRIANO AVE

Email address..... _____

Telephone number..... _____

Planning application number..... 2014/4554/P Leighton Pub

Planning application address..... 101 BRECKNOCK ROAD N7

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

THE BUILDING MATERIALS AND STYLING ARE NOT INKEEPING WITH THE SURROUNDING HOUSES WHICH I FEEL SHOULD BE PRESERVED. R

PARKING IS ALREADY DIFFICULT IN THIS AREA THE EXTRA FLATS WILL NOT HELP.

~~THE ONLY PEOPLE~~ ~~WHO~~ ~~WOULD~~ ~~NOT~~ ~~PUT~~

AMENITIES IN THE AREA ARE NOT INCREASED TO COPE WITH EXTRA PEOPLE IE DOCTORS/SCHOOL/HOSPITALS ETC

THE ONLY PEOPLE YOU'RE HELPING BY GRANTING PERMISSION ARE GREEDY DEVELOPERS WHO WOULD NOT PUT THINGS LIKE THIS WHERE THEY LIVE.

Please continue on extra sheets if you wish

Comments Form

Name MRS T. ROBINSON

Address 120 TORRIANCO AVE

Email address.....

Telephone number.....

Planning application number 2014/14554/P Leighton Pub.

Planning application address 101 BRECKWICK ROAD, N7

I support the application (please state reasons below)

I object to the application (please state reasons below)



Your comments

- Inappropriate building materials being used
- Parking is a problem already

Please continue on extra sheets if you wish

Comments Form

Name Miss J Robinson

Address 120 TORIANO Avenue NWS

Email address

Telephone number

Planning application number 2014/4554/P Pub.

Planning application address 171 BRECKNOCK ROAD N7

I support the application (please state reasons below)

I object to the application (please state reasons below)



Your comments

The use of aluminium is inappropriate and does not fit to the surrounding Victorian street.

Balconies overlooking the street and surrounding residential area is a limit to privacy.

Please continue on extra sheets if you wish

Comments Form

Name.....STEPHEN GANE.....

Address.....FLAT 1, 124 TORRIANO AVE, LONDON NW52J.....

Email address.....

Telephone number.....

Planning application number.....2014/4554/P.....

Planning application address.....107 BRECKNOCH RD.....

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

- PLANNED FLATS WILL UNDERMINE VICTORIAN BUILDING & KNOCK DOWN CHIMNEYS WHICH HAVE BOTH AESTHETIC & HERITAGE VALUE
- INADEQUATE PARKING / BICYCLE STORAGE ON SURROUNDING STREETS

Please continue on extra sheets if you wish

Comments Form

Name..... Blanka Wright

Address..... 119^A Torriano Avenue NWS 2RX

Email address.....

Telephone number..... 

Planning application number..... 2014/4554/P

Planning application address..... 101 Brecknock Road NWS

I support the application (please state reasons below)



I object to the application (please state reasons below)



Your comments

I believe Camden Council is supposed to conserve local heritage which is contrary to the proposals put forward in this planning application e.g. extending upwards with inappropriate materials, becomes overlooking the street which is in complete clash with the Victorian Architecture in this neighbourhood. Balconies ~~with canopies~~ would in particular affect the privacy of the neighbours opposite.


The extra flats would cause additional problems for the local residents parking already quite difficult.

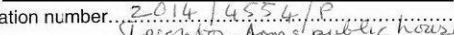
The list of objections is endless e.g. there doesn't seem adequate provision on the plans for refuse & recycling for the flats proposal as well as the Pubs etc.

Comments Form

Name SUSAN JOHNS (a secretary, Torrione Meeting House, community centre)

Address 99 TORRIANO AVENUE NWS 2RX

Email address 

Telephone number 

Planning application number 2014/4554/P

Planning application address Leighton Arms public house
101 Brecknock Road NWS N7 ODA

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

This application is linked to another for 2 houses to be built at the rear of the same building; this would appear to be gross overdevelopment and crowding of the site.

There is no provision for, or 'offset' for any 'affordable' housing.

Extensive building works would be likely to endanger the viability of the pub business, leading to the loss of yet another local amenity.

Raising the roofline would make it higher than the surrounding building and, with any alterations to the façades, would spoil the largely intact pleasant streetscape along both frontages.

In particular, the increased bulk and additions would be overbearing, and destroy the present harmonious balance of the corner buildings at the Brecknock Rd/Torrione Ave junction.

Please continue on extra sheets if you wish

Comments Form

Name... CATHERINE FRIED

Address... 110 TORRIANO AVENUE

Email address... [REDACTED]

Telephone number... [REDACTED]

Planning application number... 2014/4554/P - Pub.

Planning application address... 101 BREKNOCK ROAD, NWS

I support the application (please state reasons below)

I object to the application (please state reasons below)



Your comments

I strongly object to the proposed roof extension. It's too high and the materials proposed are totally out of character for the area, which is unusually homogenous. Moreover, the balconies are obtrusive and involve loss of privacy for the neighbours. Parking is already difficult and it will be exacerbated with the additional six flats. From the plans it appears that no green space has been earmarked. Subsidence is already a big issue here and the extra weight of another on the last house (pub) at the top of the hill will exert too much pressure and have a knock-on affect on the neighbouring houses.

Please continue on extra sheets if you wish

Comments Form

Name Mamiko Prince

Address Flat 1 129 Torrano Avenue

Email address

Telephone number

Planning application number 2014/4554/P - PUBLIC HOUSE

Planning application address 101 BRECKNOCK RD N.J.

I support the application (please state reasons below)

I object to the application (please state reasons below)


Your comments


- Too high -
- Too many cars
- NOT right materials for area

Comments Form

Name..... CEMA KEYSTONE

Address..... 108 TORRIANO AVENUE, LONDON NWS 2SD

Email address..... 

Telephone number..... 

Planning application number..... 2014/4554/P Rub

Planning application address..... 101 Breckenok Rd

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

Main problem is going to be parking - there are not enough spaces for residents as it is.

The building materials do not fit in with existing old Victorian houses - aluminum proposed??

Also balconies overlooking the street are not in keeping with other buildings and make privacy an issue with residents living opposite.

Comments Form

Name..... K. O'SULLIVAN

Address..... 109 BROCKNOCK RD, N7 0DA

Email address.....

Telephone number.....

Planning application number..... 2014 / 4554 / P.

Planning application address..... 101 BROCKNOCK RD

I support the application (please state reasons below)



I object to the application (please state reasons below)



Your comments

- Too high
- Wrong materials for the street
- Parking problems likely