

Brian and Tessa Evans
7 Evangelist Road,
London NWS 1UA
Tel: [REDACTED]
e m [REDACTED]

London Borough of Camden
Development Management
London WC1H 8ND

29 August 2014

Application Comment: Re Application Ref: 2014/5054/P: 1 – 8 College Yard, NW5 1NX

Dear Sir or Madam,

We examined the plans submitted to you in early August, and our main objection was that the proposed patio-balcony at the first floor level of the South East elevation would overlook the garden and first and second floor rear windows of our home. It should be noted that this patio-balcony is the only outside space for this 2 bedroom unit. Although the architect had offered some slight screening extending the side nearest to Evangelist Road gardens in order to reduce the field of vision, this was insufficient to eliminate overlooking.

However, following a meeting and subsequent e mail exchanges with Luke Raistrick, representing the developers, some modifications to the plans have been shown to us and these meet our objections. The modifications consist of the extension of the screening by a further 50cm beyond the end of the wall (that is in addition to the balcony screen indicated in plan 4129/P/021B) and the planting of a mature tree in the bed adjacent to the cycle sheds. These changes are shown in:

Plan 4129/P/012D, Proposed site layout First floor, specifying the planting of a mature Liquidamber Styraciflua to provide screening (replacing Plan 4129/P/012B);
Plan 4129/P/042A, Proposed First Floor, indicating the additional 50cm extension of the balcony screen and the position of the tree (replacing Plan 4129/P/042); and
Plan 4129/P/021C, Proposed North East Rear Elevation, indicating the additional 50cm extension of the balcony screen (replacing Plan 4129/P/021B).

We trust that these revised plans are those for which any planning application be approved. We would also request that any approval stipulates that the proposed balcony screen be of a permanent nature, so that a future owner would not have the right to remove it.

Regarding the planting of the Liquidamber tree adjacent to the cycle sheds: this seems fine provided that appropriate steps are taken to establish it and to ensure that there is no risk of damage to the boundary wall as it grows.

We consider the present plans to be a considerable improvement on previous proposals for the redevelopment of the warehouse building at 1 – 8 College Yard. In most respects we are impressed by the design of the proposed development, which, in contrast to previous proposals, is much more in keeping with the character of College Lane. Although we are not specifically objecting to the present plans we wonder if the requirement to provide an outside space for each of the 2 bedroom units (one being the patio-balcony mentioned above and the other an enclosed well) could not be

overcome by redesigning these end two units as a 5th 3 bedroom unit and in the process creating for it a reasonably sized and attractive external space that would not overlook neighbouring homes?

In comparison to the handling of earlier proposals for the development of the site, we have been generally impressed by the efforts made by the most recent developer in liaising with local residents and taking into account their views.

Yours sincerely



Brian and Tessa Evans

Comments Form

Name Emma KellyAddress 5 Evangelist rd Flat cEmail address [REDACTED]Telephone number [REDACTED]Planning application number Planning application address 1-8 college yard, Kentish town NWS1NXI support the application (please state reasons below) I object to the application (please state reasons below)

Your comments

I object the planning application for 1-8 College yard Kentish town.

The site is surrounded by victorian houses & I really think putting an ugly, modern, three storey building smack in the middle would ruin the charm of this place. My bedroom faces the site & my beautiful view of the houses toward highgate road, & a three storey building would block this. I feel sorry for my neighbours ~~who~~ where ^{their} back garden wall is the building which would be demolished. I think they would lose value of their homes, with a new building overtopping their property, also their privacy. Is there anyway the current building could be saved from demolition & turned into flats?

Please continue on extra sheets if you wish

I think this would have less impact on the people in the surrounding area.

So many buildings in Kentish town & London have been knocked down by greedy developers, & only to be replaced by cheap, modern buildings.

I think it is unfair that they can destroy something beautiful & old forever, just to make money.

They don't care about the history of the building or how the new one will affect everyone else.

I hope my comments are listened to as I feel very strongly about saving this building, & the beautiful ^{view I have}

Many thanks

Emma Kelly

