

[REDACTED]

From: Ben Slotover [REDACTED]
Sent: 12 August 2014 22:57
To: Planning
Subject: re: Planning application 2014/5054/P

Dear Mr. Tulloch

re: Planning application 2014/5054/P College Yard

My address: 55 Lady Somerset road, London NW5 1TY

I would like to object to the proposal for the development of the above site in College Yard. My reasons for objecting are as follows:

1. The proposed development is higher than the existing structure by 2 metres and will significantly affect the views from the back of our house at all levels. Our sole view would be of this building instead of our current view which extends over the roof of the existing structure past Kentish town to the London skyline. The loss of view will also mean loss of light.
2. Massing: The application is presented as being in keeping with the scale and design of the surrounding area, including existing properties on College lane. However it is significantly bulkier in mass than the mews houses it is presented as emulating.
3. Below-ground impact: This proposed development has a basement that involves digging 1.8 metres down, which is not seen anywhere else on College lane. This represents, I feel, a hazardous structure with deep 'wells' in front. There is also a history of subsidence problems in the area, which will be exacerbated by this design.
4. Boundary wall: I would object to the removal of the wall and the growth of vegetation on it as part of this development. As it is, the wall provides security, shelter and a pleasant outlook. Without this wall we would be more exposed to noise from the residents, plus the back of our garden would be significantly less secure. There has been no firm commitment to retaining this wall.
5. Density of living spaces: the proposed 'winter gardens', roof terraces and patio would be a source of noise. The density is generally high, with six properties being proposed to replace the current one, which is not residential. The individual living units also suffer from a lack of direct light, caused by the developers attempting to cram as much into this space as possible.
6. In section 14.5 of the applicants 'Planning and design access statement', they claim to have canvassed the opinion of the local residents' association, but as an active member of the association I feel that my concerns were heard but ultimately NOT taken on board regarding the building's height, roof terraces, basement, massing and garden wall.

7. Access: the access to College lane via College yard is very restricted and any construction traffic and post-completion visitor traffic would create a dangerous hazard for people using College Lane as a public footpath, which we do on a daily basis.

Thank you for taking my objections on board. I would like to be advised of any planning committee hearing dates that are to come.

Yours Sincerely

Ben Slotover
Elisabeth Slotover-Smutny

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