

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6948/P	Derek Farnworth	2c Lindfield Gardens	04/12/2014 16:36:04	COMMNT	<p>I object to this planning application because:</p> <p>36C is part of a 1970's 11-house estate, which was designed to have open aspects from all houses, outlook onto trees, greenery and open spaces; hence each house has its own back patio. There are no garden back walls, so the houses and patios are all fully open and visible from the back - part of the charm of the estate. The houses were designed to be uniform. The fences dividing each house are of one style, and largely intact today. The estate runs running behind the junction of Arkwright Road and Lindfield Gardens, and is part of the Redington Frogna Conservation area. The addresses are 36A – 36C Arkwright Road AND 2A – 2F Lindfield Gardens.</p> <ol style="list-style-type: none"> 1. The proposed conservatory would extend over the whole patio, except for a narrow strip to one side. A solid one storey high rendered block work wall would replace the 4-5 foot high garden fence dividing 36C and 36B. The materials used would be different from the existing materials. 2. The Conservatory would very significantly alter the appearance of this row of 5 houses from the back [36A to 36E Arkwright], since all have open spaces [patios] behind, and 36C would have a one storey high conservatory covering its patio instead. The row would cease to be aesthetically pleasing, and the estate would lose its uniformity. It would alter the design and appearance of the whole estate. The visual impact would be considerable, since these houses have no wall at the back of their patios, and are fully open to view. The proposed development is very out of character with the rest of the estate. 3. This development would reduce the open character and garden amenity of neighbouring gardens. There would be loss of a reasonable size garden as the proposed conservatory would cover almost the entire patio garden of 36C. 4. The neighbouring patio at 36B would feel enclosed, and the outlook would be completely blocked on one side by the solid conservatory wall. 5. There would be loss of natural light in the two neighbouring properties and their patios, resulting from the rendered block work walls to both sides of the proposed conservatory - one storey high instead of approx 5 foot high fences at present. 6. There could be ground stability problems for neighbouring properties resulting from the excavation work during the proposed building. There is already subsidence at 36C, and I believe in other of the houses. The houses are on clay, and the estate is at the hilly junction of Arkwright Road and Lindfield Gardens. The property is in close proximity to large trees, whose roots could impact on the new foundations. 7. During excavation works there could be adverse impact on local trees and their tree roots. Many of the surrounding trees are very large, some old and a high proportion have Tree Protection Orders. <p>I object very strongly to the above Planning Application, and ask Camden Council to reject it.</p>