

| Application No: | Consultees Name:                     | Consultees Addr:                           | Received:           | Comment: | Response:  |
|-----------------|--------------------------------------|--|---------------------|----------|--|
| 2014/6891/P     | Giles Pratt and<br>Stephanie Sarzana | 131 Brecknock<br>Road<br>London<br>N19 5AE | 07/12/2014 21:32:36 | OBJ      | <p>The original application at this property (2013/0325/P) was refused by reason of its height, size, bulk and design. The applicant then significantly modified the property's design, and the last application (2013/4970/P) was approved. This new application seeks to increase the bulk of the building, bringing it closer to its original (and rejected) size and bulk. As a result, most of the problems with the original application remain. The current application, in particular because of its bulk/mass relative to the plot and the existing building, remains out of keeping with, and does not respect, the context and character of neighbouring and surrounding buildings (contrary to policy CS14 of the Camden Core Strategy, and policy DP24 of the Local Development Framework, which highlights density and design as an important issue). In addition, the new application ignores the existence of trees bordering the property (taking root at 131 Brecknock Road), which will be severely damaged or will need to be removed if the extension is built (the proposed extension is to be built exactly where these trees take root and would interfere with approximately half of the trees' branches).</p> <p>Unduly high density use of land in a residential area</p> <p>Given that the new application seeks to further encroach on the garden at the Poplars by approximately a third of the size of the approved extension (over three floors), the proposed extension is an inappropriately high density development for this residential part of the borough (contrary to sections CS1 and CS14 of the Camden Core Strategy). By increasing the overall bulk of the extension and building on the garden all the way to the rear edge of the property boundary, the development would be inconsistent with the density of neighbouring properties, out of scale compared to properties in the neighbourhood, would cause a material loss of the site's natural assets by removing an excessive amount of garden space, and would significantly change the appearance of the neighbourhood, particularly from the houses on Brecknock Road. In particular, the proposed extension would create a solid three-storey wall at the boundary with 131 Brecknock Road, which was previously an open space of much lower density. Approving the proposed development would further reduce the open space and garden of the Poplars, in contravention of CS15 of the Camden Core Strategy.</p> <p>Moreover, the increase in the overall bulk of the extension does not fulfil the requirements of policy CS6 to provide more housing units in the Borough of Camden. In particular, the proposed increase to the extension does not provide additional housing units, or even additional habitable rooms within an existing housing unit. Rather, the bulk of the extension is increased only to provide less narrow bedrooms. (See Amendment to Design and Access Statement accompanying Planning Application.)</p> <p>When the previous granted planning application (2013/4970/P) was granted, in her Delegated Report the planning officer commented that the extension would not give rise to unacceptable high density of land. That must at least be called into question by this new design.</p> <p>Inappropriate design</p> <p>In addition, the odd shape of the extension is not in keeping with the style of (including extensions at) adjacent and neighbouring properties, particularly when viewed from the houses on Brecknock Road, which otherwise look over traditional Victorian terraced houses.</p> |

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For all the reasons above, the development would, as such, be contrary to sections CS1 and CS14 of the Camden Core Strategy, and also breach development policy DP24.

#### Interferences with neighbouring trees and vegetation

The proposed development would also interfere with and severely damage neighbouring trees, in contravention to policy CS15 of the Camden Core Strategy and policy DP24 of the Local Development Framework. The Amendment to Design and Access Statement accompanying Planning Application omits the trees that border and are immediately adjacent to the Poplars property at the back of the garden, where the proposed additional extension is to be built (yet still includes models of trees in the front of the garden). The trees are situated at the property boundary so that the trees' branches extend into the Poplars' garden. As a result, the trees' roots and/or branches would have to be severely cut down or even entirely removed for the foundations and walls of the additional extension to be built. The application has made no mention of these trees in its designs, nor do these trees feature in their drawings (apart from the existing site plan).

The Planning Application should have considered the root and branch protection zone needed by these trees, which will be severely affected by the foundations and walls of the proposed extension. We would also have expected the Planning Application should have included an arboricultural report to show how the proposed extension would not harm the roots of the adjacent trees.

The proposed development would also rebuild and thicken the boundary wall with 131 Brecknock Road (See last page of Amendment to Design and Access Statement accompanying Planning Application.). The boundary is currently covered in vegetation in neighbouring properties, which would be destroyed if the proposed extension were to be built.

#### Interference with light and privacy

By building four stories high (including the roof) right up to the backs of the gardens of the properties on Brecknock Rd, the new development would further block Southerly light for, and (including by adding two new windows at each level, facing directly into properties on Brecknock Road) interfere with the privacy at, the rear of those properties. Considering that neighbouring roof terraces have recently been refused by the council, such loss of privacy (and light) is inappropriate.

In summary, the new proposed extension to the development would increase the bulk of the extension, reduce open spaces, increase density in a manner not in keeping with the surrounding buildings, severely damage or destroy neighbouring trees and vegetation, and yet would provide no additional housing units but would simply add to the size of three bedrooms. In other words, the new proposed extension would be in contravention to many policies of the Core Camden Strategy and yet provide no advancement to the community.