

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7412/P	T.R.Bowen	89 albert street london NW1 7LX	21/12/2014 19:17:13	COMMNT	I am concerned that if such a large intrusion into the garden space were to be repeated, it would have a negative environmental impact. The back gardens of terraces are a wildlife resource that it is vital to preserve. Planted greenery on the roof, is a poor compromise. I think the structure is too large and out of sympathy with its architectural context.
2014/7412/P	David Jenkins	36 B Mornington Terrace	23/12/2014 17:25:31	OBJ	<p>I am opposed to this planning application on the following grounds:</p> <p>If allowed, it would create a damaging precedent for future private development in this Listed protected area. The structure is unsympathetic and out of scale with the entire rear elevations and garden spaces of Mornington Terrace and Albert Street. The proposed structure is a substantial permanent building (it has been built already, without any recourse to the niceties of submitting planning applications in advance) and very far from a "simple garden room" as claimed.</p>
2014/7412/P	John Parry	31 Mornington Terrace London NW1 7RS	19/12/2014 15:22:20	OBJLETTE R	<p>Upon visiting neighbours in Mornington Terrace we were somewhat alarmed to see that a substantial building has been constructed in the garden of 48 Mornington Terrace.</p> <p>Investigating the planning applications, we understand that this has been erected without consent and in the current retrospective application it is classed as a "simple garden room". To us it would appear to be anything but small, its size being completely out of keeping with the scale and aesthetic of the surrounding buildings and their gardens. It does nothing to preserve or enhance the special character of the conservation area, which is an attribute to be enjoyed and cherished where it remain possible in these modern times. The height of the building, being a single storey, is vastly greater than the original level of garden brick wall, and would therefore be an unfortunate magnet to the eye of anyone looking over the garden areas between Mornington Terrace and Albert Street.</p> <p>We have noticed over several months that an enormous amount of work has been done at the property, which we presume must have required the services of a building surveyor. We are alarmed that this structure, for which NO planning application has been approved, has been able to spring up without any heed being paid to the planning laws and rights and interests of neighbours. The correct approach is to comply with the regulations and permit reasonable discussion before embarking on construction. As residents and property developers within Camden, we have always respected and complied with the relevant legislation and guidance, as the preservation of the character of the area should be a top priority. A construction of this kind, erected "on the quiet" is in both respects an affront.</p>

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2014/7412/P	William Harrison	87 Albert Street	22/12/2014 12:15:40	COMMNT	<p>I am a near neighbour of the property for which retrospective permission is being sought for the erection of a garden room</p> <p>I am a practising architect, and have lived here since 1976. Since that time, the rears of the gardens of the houses in Albert Street and Mornington Terrace have lost numerous mature trees, which in itself is regrettable. It would be unfortunate to say the least, if the type of development for which permission is being sought were to be given approval, as this would more than likely encourage more developments of this type. It would ruin the rhythm of terrace/garden/trees/garden/terrace, as originally intended</p> <p>The houses in both our streets are plenty large enough, with the flexibility to add either discrete roof or rear extensions</p>
2014/7412/P	Stephen Martin	37 Mornington Terrace	23/12/2014 15:10:05	OBJ	<p>The proposed building is too big for the garden. In addition, this would be a bad precedent for the neighbourhood.</p>