

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7856/P	Clamor Gieske	15 Primrose Hill Road London NW33DG	25/01/2015 10:26:29	COMMNT	<p>Dear Sir/Madam,</p> <p>We are writing to comment on application ref: 2014/7856/P. We are extremely concerned about this endeavor and have the following comments:</p> <p>Negative impact of development on traffic parking and road safety:</p> <p>The proposed development would worsen the already congested parking situation we have on the private roads of the Estate. Residents of No. 11 Primrose Hill Road park their two cars on the full width of the road. Sometimes they even park three cars. No additional car parking is proposed as part of the application, which will potentially worsen the parking situation in the long term. Further, the residents of the neighbouring property at number 13 do not have unhindered vehicular access to their garage at the moment. This is further amplified by the fact that the garage serving 11 Primrose Hill Road is not in active use.</p> <p>Negative impact of new uses of buildings or of land:</p> <p>The proposed house would sit beyond the established building line on King Henry's Road and thereby affect its appearance. This would be detrimental to the established character and appearance of the townscape with negative implications for the wider community on both Primrose Hill Road and King Henry's Road.</p> <p>Negative impact on existing vegetation:</p> <p>There would be negative implications on the existing vegetation through the potential removal of trees.</p> <p>The negative impact of noise from plant equipment:</p> <p>We are also concerned regarding the noise and mess involved with the potential building work, especially heavy machinery and temporary parking on the newly paved road. The proposal does not offer a practical solution.</p> <p>Loss of light and the privacy of neighbours:</p> <p>The development will cause loss of light in various ways. The communal garden will be darker and the white building across the garden of the proposed building will be losing brightness.</p> <p>A previous planning application was turned down in 2005, followed by another application last year, which was withdrawn. All of our original concerns still exist and for all the reasons above we are against this planning application.</p> <p>Kind regards,</p>

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2014/7856/P	Lillian Shapiro	13 Primrose Hill Road London NW3 3DG	20/01/2015 13:32:35	OBJ	<p>Clamor and Kim Gieske 15 Primrose Hill Road</p> <p>I object to the application for the following reasons:</p> <p>Obscuring a historical and protected view: The proposed dwelling will significantly alter the views of the Grade II listed Church of St Mary the Virgin from Primrose Hill road; it will be impossible to see a full view of the church near King Henry's Road, as the view will be completely blocked by this new house. I really like seeing the church, as do many other passers-by, and it will be very sad to lose this if this planning permission is granted. Also, the proposed dwelling will stick out beyond the housing line of the other houses in King Henry's Road; it will significantly change the look of this protected area.</p> <p>Parking: More directly relevant to me, the proposed development would worsen the already congested parking situation that we have on the private roads of the Quickwood Estate. The applicants, residents of no.11, have turned their garage into a living room, unlike me or my neighbours at no.15. Consequently they park two cars outside their house, on the full width of the road, which hinders our vehicular access to our garage. I like the Osobas, they are very pleasant people and good neighbours, and as we do not currently have a car (requiring access to our working garage only to get our bicycles in and out), we have not made a big deal of this at the moment. However, if we get a car that need will clearly change. There is no space for any parking for the new proposed dwelling, which sadly also proposes not to include a garage in their application – yet this was one of the key purposes of the original estate design. As their application states that they aren't wanting parking permits, I am concerned that the occupants of the new dwelling will try to park on the private estate roads anyway, even without permission. This will cause considerable problems; it's just not going to work.</p>