

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1453/P	robin woolfson	12 Gayton Road London NW3 1TX	03/04/2015 17:52:02	OBJ	Thank you for asking us to comment on this Planning Application to create a low level balcony at the rear of 12 Gardnor Road.

The rear garden of 12 Gardnor Road is shallow and the distance from the rear building line to the garden wall is only 5 metres. The proposed (ground/1st floor) mezzanine floor rear balcony is at a low level and will closely overlook the rear gardens of 11 Gardnor Road, 12 Gayton Road, 13 Gayton Road and the adjacent Spencer Walk property. This will lead to a substantial loss of privacy and amenity for those householders.

This proposed (ground/1st floor) mezzanine rear balcony is not consistent with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies. The purpose of these policies is to protect the quality of life of occupiers and neighbours by declining permission for those developments that cause harm to amenity. This particular proposal will lead to intolerable overlooking and loss of visual privacy for neighbours at 11 Gardnor Road, 12 Gayton Road, 13 Gayton Road and the adjacent Spencer Walk property.

In this application, the developers cite examples of other balconies in local properties but these are all at 2nd or 3rd floor levels and are less intrusive. More importantly, these balconies were built more than 20 years ago and reflect either absence of planning permission or poor planning decisions at that time. These would not have been acceptable under Camden's previous Unitary Development Plan (2006) or the current Local Development Framework established in 2010.

Under these circumstances, we request that Camden Planning refuses this planning application.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1453/P	Wade	11 Gardnor Road NW3 1HA NW3 1HA	05/04/2015 17:28:02	OBJ	<p>We write in connection to the planning application for a low-level balcony above the garden of 12 Gardnor Road. The rear garden of the property is shallow (1.4 m), and a terrace at the ground/ 1st floor level will tower over the surrounding gardens. We wish to object to the development of a terrace in this location.</p> <p>Such a proposal offers no protection to the amenity of Camden's residents, as detailed in policy CS5 of the Camden Local Development Framework Core Strategy and DP24, DP25 and DP26 of the Camden Local Development Framework Development Policies. The nature of the house's relationship to neighbouring properties is such that the proposed balcony would overlook number 11, 12 and 13 Gayton Road and 11 Gardnor Road, as well as Spencer Walk; resulting in a devastating loss of privacy.</p> <p>The proposal details 2nd and 3rd floor balconies in local properties, which were built at a time when such rigorous Core Strategies were not provided by the council. Not one of these nearby balconies would be built today, given the introduction in 2006 of Camden's Unitary Development Plan and the clear policies on visual privacy and conservation of character and appearance.</p> <p>Camden have worked tirelessly in recent years to "protect and enhance our environment and heritage" whilst nurturing the needs of communities. For the reasons detailed above, we hope that Camden honour their own policies and reject this planning application.</p>
