Jeanette Murch

Flat 1

36 Lowfield Road

London NW6 2PR

4 June 2015

Ms Nanayaa Ampoma

Regeneration and Planning Development Management

London Borough of Camden

Town Hall

Judd Street

London WC1H 8ND

Dear Madam

**Objection to Planning Application 2015/0256/P**

**22 Kylemore Road London NW6 2PT**

I am writing to object to the above planning application.

I note that the application was initially submitted as an ‘Application for Planning Permission for works or extension to a dwelling’ with the description of the proposed works being ‘Conversion of front basement room into an independent flat. Conversion of flat roof into roof top terrace.’

An amendment to the description of works followed changing them to ‘Changing the store room in the basement into a bedroom such that the ground floor basement flat becomes a four bedroom flat.’

The applicant should have applied using the ‘Full Planning Permission’ application form. By just amending the description details and only submitting page one of this form it seems to me that he has not provided all the information required for full planning permission.

For example, I cannot find details about waste storage required by section 7 of the full planning permission form although the plans indicate these are considerably changed with the area now facing and open to the street which is by no means an improvement to the streetscape. Camden’s Policy A17 states that space for waste and recycling bins and containers should not encroach onto the pavement and should not have a negative impact on the public realm. The proposal to position bin storage open onto the pavement is not in line with the requirements of this policy.

The description of the proposed works is extremely misleading as there is no mention that the entire front garden is being dug out up to the pavement line as can be seen on the plans with steps down to the basement level, an entrance door and also a shower room with WC all built below ground level.

There is no information in the application form about the materials to be used for the basement development, nor the proposed roof terrace, these should have been provided on the application form. The plans are likewise almost equally uninformative.

There is a mature birch tree on the pavement very near this property and no measures have been specified in the application to safeguard it. With the entire front garden being excavated the tree roots could very easily be damaged as the excavation is likely to encroach on the root protection zone.

Camden’s Policy G12 states that the Council is committed to protecting existing trees, surely therefore the applicant should be requested to provide details of his proposed safeguarding measures as part of his application?

The high frosted glass balustrade proposed for the roof terrace will cause significant overshadowing and loss of light and thus will substantially reduce the amenity of immediate neighbours.

Camden’s Policy DP26 on managing the impact of development on occupiers and neighbours states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors to be considered include: visual privacy and overlooking; overshadowing and outlook; sunlight and daylight.

I understand that the applicant has not informed or consulted with neighbours prior to submitting his application. Is this not a requirement of the Town and Country Planning Act?

Overall I consider this application short on necessary detail and not in accord with Camden’s policies on such development. I object to it in its present form and do not consider it merits planning permission.

Yours faithfully

Jeanette Murch.