

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

31st May 2015

For the attention of Laura Hazelton

Re: 25A Caversham Rd, Kentish Town, NW5 2DT
Planning Application Ref: 2015/2483/P
Proposed Work: Single storey rear extension to lower ground floor flat

Dear Ms Hazelton,

I object to the above application on the following grounds:

a) Conservation

The house is located in a Conservation Area. The proposed extension is 3m (W) x 4m (L) x 3.3m (H), and is very large. It would be quite out of character with this 1890s building, also altering the size and shape of the garden and potentially losing one of its old trees. It would not respect the heritage of the area. As a leaseholder for almost 20 years, I have paid service charges towards the maintenance of that very heritage, including the trees and the walls of the front and back gardens. The proposed extension might benefit the current owners but would make no other contribution to the area, in the spirit of Section CS5.7 of the Camden Core Strategy 2010, Protecting Amenity. It would also set a precedent. Currently as far as the eye can see in both directions along Caversham Road there are no other extensions.

b) Outlook

The proposed extension would spoil the current pleasant outlook which all residents have onto the garden, as the structure would dominate the outside space e.g. the width of the extension would take up almost 42% of the entire width of the house. The roof, more than 4 metres long, would be built immediately to the right of my sitting room window. This is against the provisions of Camden Planning Guidance 6 Amenity, section 7.9 which states that it is important that "the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers."

c) Safety

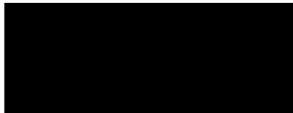
Next to the back garden is a public road and there is pub at the far end. Therefore, we are naturally less secure than some other residential houses in the area, and there have been break-ins to the lower ground floor. The proposed extension roof could be used as a platform for an intruder to gain access i.e. its height would be very close (50-60cm) to the level of my (25B) sitting room window – a large original sash window - it significantly increases the risk of a break-in to my flat. Safety was a key consideration when I purchased the property. The proposed extension will put that at risk. This is not in line with Camden Core Strategy CS17 of a safe Camden.

d) Noise

Due to its proximity, any noise originating from the proposed extension would come directly through my window. As it would be a full sized room and contain a toilet, it is fair to assume that it could be used as a separate living quarters and there is a real potential of increased noise in future.

Thank you for taking my views into consideration.

Yours sincerely,



Joanna Chow
25B Caversham Road
Kentish Town
NW5 2DT

Diagram 1. Outlook from 25B sitting room window, standing by door:

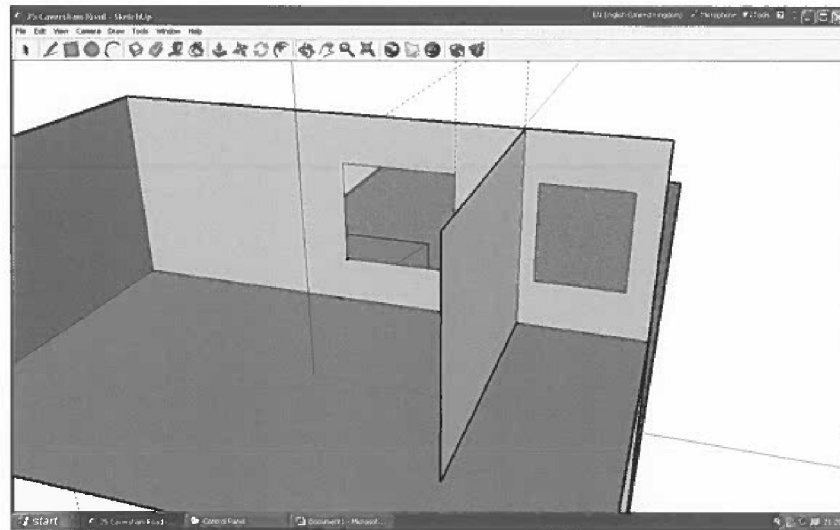


Diagram 2. Outlook from 25B sitting room window, standing by window:

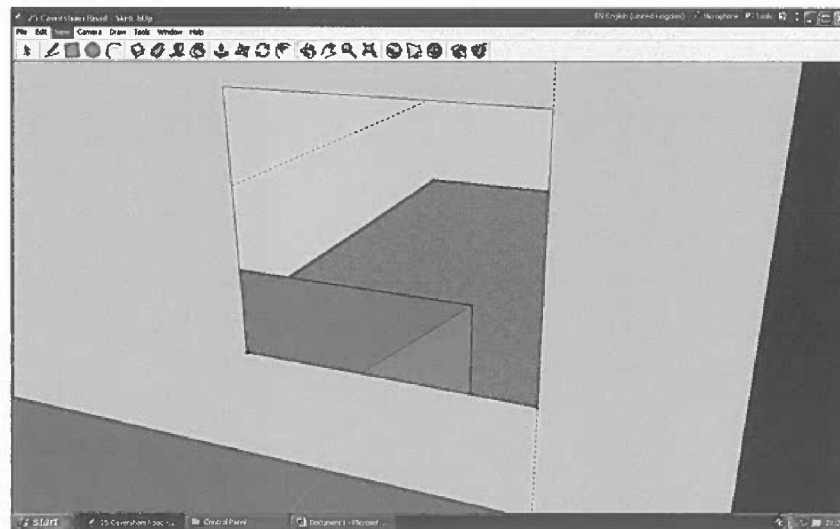
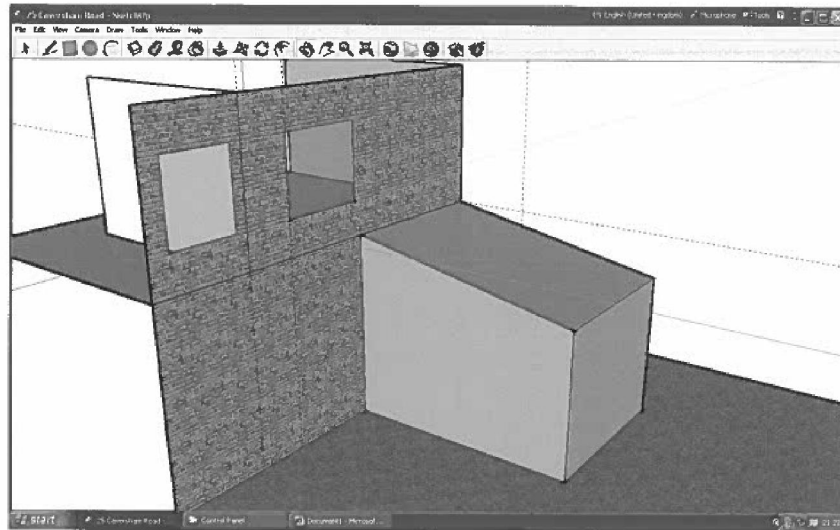


Diagram 3: Proposed extension seen from the garden, showing its size and proximity to 25B sitting room window:



Comments Form

Name..... Joanna Chow

Address..... 25B Caversham Rd, Kentish Town, NW5 2DT

Email address.....

Telephone num.....

Planning application number..... 2015/2483/P

Planning application address..... 25A Caversham Rd Kentish Town NW5 2DT

I support the application (please state reasons below)

I object to the application (please state reasons below)



Your comments

Please see my letter to
Ms Laura Hazelton on 31st May 2015

Please continue on extra sheets if you wish