

12A Hollycroft Avenue  
London NW3 7QL

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

22 July 2015

Dear Ms Phillips,

Objection to application 2015/.3208/P 14 Hollycroft Avenue

I am very grateful to you for calling round today to view the above planning application from the perspective of Flats A and 2.

The proposed three-storey brick extension has huge implications for the quality of life of the residents of both flats. The rear garden extension which is proposed is an extension of an existing extension of an earlier extension!

We should like to object to the proposed rear garden extension on the following grounds:

- the planned extension, to the south of number 12, will block out all morning daylight to the existing ground floor dining room and lounge at number 12. This will be a particular problem in winter when the sun is low in the sky, so that the rooms at number 12 will have no natural light at all until about 4 pm. The windows at the rear of 12A are the only source of daylight to the entire living area (lounge, kitchen / office and dining room) – see attached photos. We therefore request a day light / sun light report
- the bulk and massing is inappropriate and unacceptable in relation to the scale of the garden and the surrounding properties
- it is not clear where the fenestration will be from the drawings, nor if there are to be any balconies. However, any windows in the south-west side elevation will look directly both into bedroom 2 of 12A and the dining room
- the extension, together with the proposed large terrace, will result in a further excess of garden take-up and hard surface. The rear garden is already dominated by the current rear extension, large paved terrace and garden room. Redington Froggnal Conservation Area is a garden suburb and its gardens are critical for wildlife, forming green corridors. Birds, insects and small mammals depend on soft surface to survive – they cannot burrow and dig in stone – whereas grass acts as a carbon sink and absorbs rain water. The gardens are on London clay and become highly saturated in winter. Indeed, it is known that there is an underground stream in the south-east corner of the garden of 16 Hollycroft Avenue. It is possible that there could be water run-off into the gardens in Platts Lane, which are at a lower level
- the proposed three floors of floor-to-ceiling windows will create a very high level of light pollution, radiating directly into the trees and shrubs which form a green corridor between the rear of properties in Hollycroft Avenue, Platts Lane and Ferncroft Avenue. This green corridor is regularly used by tawny owls which forage in these trees, including the two sycamores (rear of 12 A) and the lime tree (rear of 14). I am attaching a photo of the wildlife corridor between the rear gardens on Hollycroft Avenue, Platts Lane and Ferncroft Avenue.

- sound transmission. The extensive glazing is likely to create considerable noise disturbance and be detrimental to the quiet enjoyment of those in neighbouring properties. There is already considerable noise intrusion from the television in garden room at the bottom of the rear garden

We should also like to object to the proposal to create a private off-street car parking space. This will reduce the space available for on-street parking and create parking pressure for the two flats at 14 Hollycroft and three flats at 12 Hollycroft. The traditional boundary treatment in the Crofts, as set out in the Redington Froggnal Conservation Area Guidelines, is low retaining walls and hedges and it is particularly important to preserve the remaining low retaining walls and greenery for their importance to the street scene and to biodiversity. Metal railings are inappropriate to the setting of buildings within the Conservation Area. We are also concerned by potential damage to the small street tree (Rowan?), as shown in the attached photo, from a car entering and exiting from the garden.

The entry and exit from the proposed car park will not have clear sight lines, as the view is obstructed by two street trees. This is an area in which children walk to school and the proposal will endanger the lives of school children.

The proposed car park will also require the re-siting of the street lamp outside number 14. We should not wish the light to be re-sited outside the bedroom of 12A, where there is a yew hedge with nesting great tits and robins in the ivy-covered Viburnum Opulus bush.

Moreover, the large family car (photo attached) is unlikely to fit into an off-street space without over-hanging the footway.

We would also request that the (noisy) air conditioning plant sited in the rear garden be re-located to within the building. Furthermore, we should urge Camden to issue Tree Preservation Orders for the sycamore and the lime tree in the rear garden of 14 Hollycroft, in order to protect these two mature trees and their biodiversity value in this important green corridor.

The proposal is contrary to the following Camden policies:

#### Development Policies

- DP 18
- DP 19.6
- DP 19.7
- DP 19.8
- DP 19.9
- DP 22.15 (planting trees and vegetation and pervious surfaces)
- DP 24.13
- DP 22.16
- DP 24.19
- DP 24.20
- DP 24.7
- DP 25.2
- DP 25.3
- DP 25.5
- DP 25.7 in relation to the street scene
- DP 26.3

Redington Frogna! Conservation Area Guidelines

- RF 1
- RF 8
- RF 9
- RF 23
- RF 24
- RF 25

Camden Biodiversity Action Plan policies:

- 2.6
- 2.7
- 2.8
- 2.9
- 2.14
- 3.7

Yours sincerely,

*Nancy Mayo*  
*Allan Mayo*  
*Jennifer Mayo*  
*Oliver Mayo*

Nancy, Allan, Jennifer and Oliver Mayo