

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4778/P	Jay P Wagner	20 Leighton Road Kentish Town NW5 2QE NW5 2QE NW5 2QE	30/09/2015 20:09:01	OBJ	<p>Dear Madam, Dear Sir,</p> <p>We live in No 20 Leighton Road, four houses down from No 30 Leighton Road. We would like in the first instance to note that we were not sent a letter informing us of the planning application, even though we are directly affected by the development and only found about this from our neighbours.</p> <p>Whilst we do not object to the proposed development in principal - it is good to replace what is a characterless existing structure clearly visible from our house – the proposed structures would by reason of scale and massing result in an intrusive form of development out of keeping with the character of the existing buildings in this stretch of Leighton Road. In particular, the development is too high and imposing and in its proposed form represents a complete overdevelopment of the site.</p> <p>We would in particular like to draw your attention to the following points:</p> <ul style="list-style-type: none"> • The houses along this stretch of Leighton Road, notably Nos. 20-22 are the oldest houses on the street and amongst the oldest in Kentish Town (ca. 1820 – personal information Gillian Tyndall) • The proposed development is not in keeping with the conservation area status of this area. In terms of these criteria, the proposed development is contrary to the scale and character of this southern stretch of the Leighton Road • The size and height of the proposed development is too large and prominent in the context of the area and creates a significant detrimental visual intrusion to the neighbouring properties • The proposed construction of the two 2-story dwellings in the back of other people’s gardens in particular will alter the character of the back gardens irrevocably and loom over the entire stretch of back gardens, robbing the properties of light and privacy. For example, our children’s room will be completely overlooked by the proposed development • The proposed development will alter the use of the back of the property from a low-rise commercial building to a permanently occupied dwelling, with attendant loss of privacy on account of the height of the 2 story structures • The Day/Sunlight Assessment trivialises the loss of light and amenity due to overshadowing, ignores Leighton Road Nos. 20 – 24 and makes light of the proximity of the proposed development to our properties. The assessment also does not consider the visibility/prominence of the scheme or the impact of the development on the viewshed of the neighbouring properties • It is not clear why Leighton Road Nos. 20 – 24 have been scoped out of the assessment, as they are clearly impacted. And the conclusion that the impact on gardens and outdoor amenity space would be insignificant, and the daylight and sunlight impacts would be negligible is subjective. • Leighton Road No 24 houses disabled/vulnerable adults under the council’s care who will be particularly affected and who can’t speak up for their interests • There are not sufficient green spaces for this scheme, which will come up hard to the property boundary and will be squeezing more development into the space than the site can tolerate; and the allotments smack of window dressing • People need green spaces and the proposed development will significantly impact on other people’s green spaces/back gardens • There is nothing like this at the back of the properties from the station onwards and this

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development will destroy the special character of all of these properties.

In conclusion, we strongly encourage the Council to consider restricting the height and massing of the proposed development to one level on the western side and two ton the eastern side of the development. Anything larger than this would surely be inappropriate. Modifying the building designs will minimize the resulting loss of amenity, allow more diffuse daylight and sunlight to reach the affected properties and avoid undue loss of privacy. This will also ensure that the development is in keeping with the character of the area and avoid unnecessary overdevelopment.
