

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6231/P	J and T Varsanyi	27a Frogna London NW3 6AR	20/12/2015 22:41:10	OBJLETTE R	ohn and Tania Varsanyi . 27a Frogna, London NW3 6AR Tel:020 7794 8575

Mr James Clark
Planning Officer
London Borough of Camden
Development Management
Camden Town Hall
Judd St.
London WC1H 9JE

15.12.2015

Planning Application Nos: 2015/6218/P Location : Rear of 29 and 33 Arkwright Rd., and
2015/6231/P Location : Garages on alleyway at rear of 29 and 33 Arkwright Rd.

We strongly object to these Planning Applications, in a Conservation Area.

The area in question is already extremely densely populated and our green spaces make an essential contribution to the mental and physical well-being of not just local residents but of all of those in what is even now a congested city. In this case we will lose green space, trees, wildlife including birds, bats, hedgehogs, insects that support this wildlife. A bat survey should be conducted in May.

Local congestion already being such that traffic is almost at a standstill during rush-hours and school drop-off and collection times, further homes with their additional vehicles can only make a bad situation worse. In addition, in view of the fact that there will be “no formal on site parking” (Design and Access 4.0.1) where will the new residents park? Local streets are already full! Or perhaps they will use the “informal” parking areas marked on the plans for electric cars !

Notwithstanding this, given that the access to the proposed new houses is via the small lane, (Regardless of the parking arrangements it is likely that vehicles, both personal and delivery will be using the lane more frequently) our concern is that increased traffic in that lane, emerging to Frogna from what is at the moment a little used route, crossing a pavement from which, from one side, the view of and from the lane is partially obscured, will inevitably introduce an increased hazard to pedestrians, particularly children. There is also no dedicated pedestrian access along the lane, a further risk that increases with the number of dwellings.

With reference to comments in the Planning Statement we would question the observation that “There is overwhelming policy evidence in support of new housing, both in the Borough and in the wider context...” (Page 7 of the Planning Statement) as being justification for the provision of high cost, high value private homes, particularly when being squeezed into inappropriate locations.

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We understand the ever increasing need for housing but feel that the negative impact on the environment of the loss of green space, of the construction of these houses, of the addition of further homes in this very congested location with its implications in terms of increased population density, pollution and further reduction in amenity and safety of the area, all contribute to the fact that such a development would be severely detrimental to the area .

Yours sincerely,

John and Tania Varsanyi

2015/6231/P	Redington Frogmal Association	c/o 12A Hollycroft Avenue	21/12/2015 00:36:01	COMMNT	<p>We do not object to the replacement of two garages by a new residential dwelling. However, we do strongly object to the provision of garden car parking. We consider that any space not occupied by new dwelling should be soft surface and that car parking should be confined to on-street only.</p> <p>We should additionally like to see some contribution to biodiversity through the planting of native trees and wildlife hedgerows. We additionally object to the proposed removal of decaying wood, which is very important for the bats foraging in this area. We similarly object to the removal of ivy, which is hugely important to biodiversity.</p> <p>Redington Frogmal Association would have no objection to the development, if the car park were to be omitted and replaced by soft surface, with additional native tree and hedge planting undertaken. Ideally a natural pond should also be included, perhaps making use of the nearby underground stream.</p> <p>This is a unique opportunity to positively enhance biodiversity.</p>
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2015/6231/P	Silvia Bueno	Flat 6 27 Arkwright Road	18/12/2015 17:35:03	COMMNT	<p>Dear Camden,</p> <p>I object to the planning application to demolish the garage at 29 Arkwright Rd and build a 3 bedroom house on the grounds that 1. The applicants have already commenced work without permission and are breaching planning regulations. This shows a complete disregard for the law and the community 2. The works would not be in keeping with the conservation area. 3. Arkwright Road's traffic is already chaotic during rush hour and the school run and additional construction traffic - there already is too much - would make it intolerable for residents.</p> <p>Kind regards, Silvia Bueno</p>
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2015/6231/P	Silvia Bueno	Flat 6 27 Arkwright Road	18/12/2015 17:35:28	COMMNT	
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2015/6231/P	Silvia Bueno	Flat 6 27 Arkwright Road	18/12/2015 17:35:26	COMMNT	Dear Camden, I object to the planning application to demolish the garage at 29 Arkwright Rd and build a 3 bedroom house on the grounds that 1. The applicants have already commenced work without permission and are breaching planning regulations. This shows a complete disregard for the law and the community 2. The works would not be in keeping with the conservation area. 3. Arkwright Road's traffic is already chaotic during rush hour and the school run and additional construction traffic - there already is too much - would make it intolerable for residents. Kind regards, Silvia Bueno

2015/6231/P	Silvia Bueno	Flat 6 27 Arkwright Road	18/12/2015 17:35:29	COMMNT	
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2015/6231/P	Silvia Bueno	Flat 6 27 Arkwright Road	18/12/2015 17:35:40	COMMNT	
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