

FAO James Clark
Planning Officer
London Borough of Camden
Town Hall, Judd Street
London, WC1H 8ND

10th January 2015

Dear Mr Clark

PLANNING APPLICATION: 2015/6231/P
PROPOSAL: DEMOLISH TWO GARAGES AND ERECT A 3-BEDROOM HOUSE
SITE ADDRESS: GARAGES ADJ 25B AND 25E FROGNAL AND REAR OF MERIDIAN
HOUSE, FINCHLEY ROAD NW3

OBJECTION

I am writing to object to the above proposal, which will have a serious impact on my living conditions.

You have kindly conducted a site visit at my home and therefore you have had an opportunity to visualise the impact that the proposal will have, here I would like to set out some of my main concerns in writing for your consideration.

- Visual impact

The impact of the proposal on this small plot will be to completely alter the outlook from our house in a negative way, and to give a cramped impression. The application documentation itself gives few details about what the proposed house is expected to look like, but it is clear that a three bedroom house will be too big and dominate the site, to the detriment of my house and other houses nearby.

- Loss of privacy

The plans appear to indicate that the windows in the new house will give onto my living area and to my children's bedrooms. This is unacceptable.

At present, we currently enjoy uninterrupted views from the living room (see image below) across the flat roofs of the garages serving the application site. The proposed scheme would involve the demolition of garages and the erection of a three storey dwelling measuring over 7m in height located just over 8m from the windows serving our main living room. This development would cause a sense of enclosure over my property with this form of development not supported within Conservation Areas. The cumulative height, depth and proximity of the proposed new-build, so close to a principal habitable room in our property, would dramatically affect both sunlight and daylight received by this room and therefore harm the amenity value of my property.



View from my living room window. Proposed development to be positioned between the white building seen through the window - and my property.



View on our living room window from roof of the garage to be redeveloped

The sloping nature of the land will mean that without very skilful planning, overlooking of houses onto each other is inevitable, given the tight space afforded by the plot. There is no evidence in the proposal that this aspect of the development has been taken into account.

- Highway safety

The entrance to this part of Frognal is narrow. It is impossible for a person to pass next to a car, and certainly for two cars to pass once, and this is true all the way down the lane. Entering and leaving the area will present a safety hazard. It is not clear how emergency vehicles could enter or exit the site.

Moreover, with the risk of more cars using the narrow entrance, it will no longer be safe for my children to play outside. The safety of children occupying the new house cannot be guaranteed, either.

- Effect on the character of the neighbourhood

The intelligent use of space is a feature of the immediate neighbourhood. The neighbourhood will look and feel cramped by the siting of a new house, and will lose its attractiveness.

- Impact on the conservation area

It is a feature of the conservation area that it has varied and numerous vistas. Overcrowding can have a negative impact on these vistas. It is also important to ensure that a building's scale and design are in accordance with the characteristics of the area. This proposal will fail to enhance the conservation area.

- Cumulative impact

This application and its effect on the amenity of the area must be considered together with the application 2015/6218/P. Separately and together they will alter the amenity of this area and make it feel like a cramped space.

There are a number of other issues, such as the loss of car parking spaces, the negative impact on important neighbourhood trees, loss of light, and the impact on local wildlife, and these should also be taken into account. Many more disadvantages to our lifestyle, sadly, could result from the building of this house.

The developer has produced a glossy brochure, but too little information to ensure that the house he is proposing demonstrates compliance with the numerous policies referred to. We appreciate that London needs more houses, but this proposal is not sustainable in terms of its impact on the environment. In our view, it falls far short of the requirements of Camden's local plan for the above reasons, and it should be refused.

Yours Sincerely

Yiyong Yang
25b Frogna