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Jennifer Chivers
Planning and Built Environment
London Borough of Camden
5 Pancras Square
London
N1C 4AG

16th December 2015

BY POST / EMAIL

Dear Ms Chivers,

RE: LETTER OF OBJECTION AGAINST THE PROPOSED DEVELOPMENT AT 22 LANCASTER GROVE (LPA REF: 2015/6106/P)

I write on behalf of Mrs Anjum Sethia of 18-20 Lancaster Grove to formally object to the proposed development at 22 Lancaster Grove (LPA Ref: 2015/6106/P) as submitted to the London Borough of Camden (LBC) in November 2015.

This objection is submitted in the context of the previously refused planning application for development at the site (LBC ref: 2014/2037/P) and the subsequent appeal (PINS ref: APP/X5210/W/15/3004790) which dismissed the proposals. For the purposes of clarity this objection is structured as follows:

- Inconsistencies within the application submission;
- Comparison of the proposals against the appeal proposals;
- Assessment of the proposals against the Development Plan;
- Impact of the proposals on neighbouring properties.

Inconsistencies within the Submission

A review of the planning submission has revealed a number of inconsistencies between the submitted documents which gives rise to some queries about the robustness of the submission.

Firstly the Planning Statement prepared by DP9 Ltd, both at page 3 and at page 20, refers to the application providing 3 new homes; however the description of development on the planning application form states a single family dwelling. Similarly the Design and Access Statement prepared by INK Bespoke refers to a 9 bedroom dwelling whereas the description of development refers to a 7 bedroom dwelling.

Impact on Neighbouring Properties

As noted above the proposed development will sit significantly back from the established building line to the west. Not only will this impact on wider views from within the conservation area but it will also significantly impede the amenity of 18-20 Lancaster Grove through its overbearing nature and subsequent impact on outlook and privacy.

There is also concern regarding the significant take up of the rear garden and how this not only impacts on this important feature of the conservation area, but also on the established relationship between the properties on Lancaster Grove and Eton Avenue.

In summary the material supporting the application is inconsistent and the proposals are considered to represent a gross over-development of the site, causing harm to the conservation area and also to the amenity of neighbouring residential properties. The application has failed to address the points made by the Planning Inspector in assessing the last scheme and does not comply with the relevant development plan documents, as outlined above. For these reasons the application should be refused.

Yours sincerely,

A solid black rectangular box used to redact the signature of Anna Snow.

Anna Snow
Director