

25A Frognal
Hampstead
London NW3 6AR

James Clark
Planning Dept
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

17th December 2015

Dear Mr Clark

Re: Planning Application 29-33 Arkwright Rd -- Ref: 2015/6218/P

Further to my brief objections to this planning application which objections I submitted on the 10th December 2015 (Ref: 20404491) I now set out in greater detail my principal objections and comments.

At the outset I would like to emphasise that I strongly object to this planning application to build three houses in a Conservation area and which will have a terrible impact not only for my property but for many neighbouring properties.

My principal objections are

1. Loss of important visual amenities which will adversely affect not only my wife and me as the owners of 25a Frognal (our house immediately adjoins the plots upon which it is proposed to build these three houses) and will also have a most dreadful impact on so many of our neighbours in the area who have for so long enjoyed this small oasis of greenery in a very densely built up area.
2. This particular part of Hampstead is already densely built up, probably more so than in most areas of Hampstead. An addition of three new houses in these back gardens will aggravate the density of housing and make living conditions for existing residents in the area almost intolerable. Such "in filling" in gardens is most regrettable and the loss of garden spaces is to be deplored.
3. This proposed development will destroy the natural habitat for birds and wildlife. It is in an important conservation area. The development will not preserve or enhance the character or appearance of the area. The proposals appear to be in breach of Camden's own Conservation Statement for this area and do not appear to be in accordance with Camden's Development Policies.
4. The removal of well established trees to facilitate the building of the three houses in this proposed development will be detrimental to the visual amenities of the area for all those living nearby. The developer has tried to justify the removal of trees by pointing out that there is a large Robinia tree in our property on our boundary with Frognal and also a flowering cherry tree on our boundary with the proposed development site. I would comment that the Robinia may not last that much longer as it is already about 40 years old and is beginning to shed some branches. We have been advised it may become dangerous and therefore need to be removed within the next few years. The cherry is notorious in having invasive roots and being so close to our house and conservatory may need to come down at some stage if it is considered to be interfering with our foundations. The removal of these two trees would only be done out of absolute necessity whereas the developer wants to remove mature trees merely to facilitate an unnecessary and invasive housing development. The drawings attached to the planning application seem to me misleading as they show a lot of greenery whereas the reality is that most of the greenery and trees will be removed as a result of this housing development.

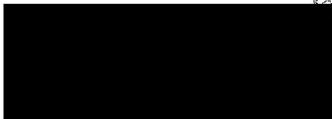
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5. Traffic congestion. Frognal is already a most difficult traffic road with considerable congestion during the morning and evening rush hours. Any additional housing in this particular part of Frognal will only add to the traffic congestion and pressure for parking spaces. The plans do not indicate adequate parking facilities and of course visitors will have to find parking in Frognal. The private side lane down the side of our house which would be the only means of access to these three new houses is completely inadequate to support increased traffic resulting from three new houses. The flow of cars backwards and forwards down this private lane would greatly increase noise particularly for our house and also for our neighbours.
6. Noise. Houses B & C of the proposed development are right on our boundary and will inevitably result in a considerable increase in noise and thus detract from our enjoyment of our property. The patio of proposed house C and the French doors leading out of the principal living rooms onto that patio are right on our boundary. That will be the principal outdoor living area for house C and it will be facing directly onto our principal living rooms with only a matter of a few metres between us. That would be intolerable.
7. Privacy. Proposed house C would be right on our boundary with the principal living rooms and patio facing our principal living rooms. There are upstairs windows that would look down on our patio garden and into our principal living rooms, my study and into our conservatory (the roof of which is entirely glass). The windows would also look into two of our bedrooms. We would lose all privacy. The lack of privacy in our conservatory would make us feel as though we are living in a glass bowl over watched by the neighbours in this housing development. At the moment we have complete privacy in our conservatory and principal living rooms.
8. Natural light. Our principal living rooms (and my study) face due West and the only windows into our principal living rooms are West facing. The proposed two houses B and C (and particularly house C) would overshadow our house and result in our losing a great deal of natural light. The planning application papers did not include any scientific diagrams showing the extent of overshadowing. I consider it important that an expert provide details of overshadowing at different times of the day and in particular what would be the worst overshadowing during the peak winter months when the sun is lowest.
9. Ground levels. So far as I'm aware the ground levels in our garden and the garden of 29 Arkwright Rd are more or less the same. The planning application plans seem to indicate that the ground level of 29 Arkwright Rd is lower than our garden ground level. This needs to be checked and we need to know the precise height of the proposed new houses in relation to our house as that is of course relevant when considering issues of privacy and overshadowing and loss of natural light.
10. Precedent. Any housing development of this nature would set a dangerous precedent and should be resisted.
11. Type of housing. I understand Camden are more concerned about increasing the stock of "affordable" housing and that luxury housing as undoubtedly this development is intended to provide is not a priority for Camden.

I consider it important that you (and members of the planning committee) should visit not only the site of the proposed housing development but also visit the adjoining properties. You and the committee will be shocked to see just how adversely my property at 25a Frognal would be affected by such a housing development right on our door step. I feel confident that you and the planning committee will have no doubt at all that this monstrous planning proposal should be rejected in its entirety.

I find it interesting that some years ago the owner of 29 Arkwright Road divided his garden by planting trees across the middle of the garden which I now realise was done to preserve his privacy from a housing development he was probably contemplating. It is also interesting to note that the siting of the development for the three houses is as far away from his own house so that he will suffer very little

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detriment and but without regard for the detriment that I and many other neighbours will suffer should this housing development go ahead.

Yours sincerely



William Frankel

Mrs Lesley David
29 Frognal
LONDON NW3 6AR

18th December 2015,

Planning Officer,
Mr James Clark,
London Borough of Camden,
Town Hall,
Judd Street,
London WC1 8ND

Dear Sir,

APPLICATION Ref 2015/6218/P
Erection of 3 Houses in Rear Gardens of
29 & 33 Arkwright Road.

I am writing to object strongly to this application. The Development has a negative environmental impact on this area that I live in.

- This is a Conservation Area. This development will not preserve the character or appearance so every effort must be made to be to preserve this unique Conservation area.
- The development will have a negative impact on this area. There will be a loss of open space so necessary within a few hundred yards of the congested and polluted Finchley Road. With the land loss comes the destruction of mature trees and shrubs. As well as benefiting human beings it is also the habitat of endangered wild life such as Bats which are seen to forage in the area. I see and enjoy them from my patio during the summer months. There are Hedgehogs as well. It also supports a lot of bird life. On the question of Bats it must be noted that a Bat Survey should be undertaken in May when they come out of hibernation before any application can be considered.
- This development will generate a lot of extra traffic such as delivery vans and visitor cars, etc. These cars will not be able to Park in the lane so will cause more congestion in Frognal. I note the plans show space for an electric car. This would not be controlled and any car will use the parking space provided.
- It must be noted that the access to this development is along a very narrow lane and completely inadequate for additional housing which will generate considerably more traffic. I am concerned at the impact of building works vehicles [diggers, cranes and heavy lorries] will have on our neighbouring homes for several years.
- This is a luxury development of 3 & 4 bedroom houses and therefore not providing the sort of affordable additional Housing that is required in Camden.

Yours faithfully,

Lesley David.

Mr James Clark
Planning Officer
London Borough of Camden
Town Hall, Judd Street
London, WC1H

04 January 2015

Dear Mr Clark

Re: Planning application 2015/6218/P for works to the rear of 29 & 33 Arkwright Road London NW3

We are the owners of no. 25C Frognal Road, NW3 (and two of the garages at the end of the drive) and our garden runs parallel to the 'front' of this site. We have lived here since 1969.

We have looked at the proposals very carefully and conclude that we should object to the proposed three new houses for this site for the following reasons:

The proposals would have a negative impact not only on the wider neighbourhood and nature of the Conservation Area but to all immediate neighbours in particular, and we feel that this has been somewhat overlooked in the documentation submitted.

We endorse all of the other submitted comments objecting to this application with regard to the impact on the Conservation Area and would like to raise particular concerns on the impact to the immediate neighbouring properties - Numbers 25A, B, C, D, and E Frognal and to some of the wider implications to the neighbourhood at large.



View from first floor bedroom window of 25C Frognal towards the site

Design proposals- Effect on 25A, 25B, 25C, 25D, 25E Frognal

Two of the proposed houses directly align with our garden and for one and a half stories will overlook it directly; there are first floor balconies proposed to their front facades; this overlooking would destroy the private use of the gardens at 25C and 25D in particular; please see photo attached; all that is now trees and shrubs would be largely the new houses, overlooking.

The houses proposed are raised by about a metre from notional ground level off the driveway; this adds considerable additional bulk and height to the houses - floor to ceiling heights are shown as 2.7 metres which is high. The cross sections illustrate how the new houses will dominate over immediate neighbouring properties, and be wholly out of scale, overshadow, and overlook them.

The density and proximity houses to neighbouring houses means that quiet country lane characteristic of this area would be wholly lost together with its natural landscape. The ratio of garden area to built form is wholly uncharacteristic of the area.

The proposed front wall boundary to the site to Unit A is low and not in keeping with the existing/adjoining robust garden walls that are over 2 metres in height; its relationship to the walls and gates of no 25E in particular should be shown.

Relative datum levels are not shown to fixed site feature ie. neighbouring roofs, which further poses a concern that the height of the buildings could be a moving sum.

Light Pollution etc - The scale of the proposals means that their mass and height is also a close match to that of the houses on Arkwright Road; these are buildings of substantial scale and presence; they will thus be wholly visible to and from them adding to light pollution, overlooking, and overshadowing; the large glazed walls and strip glazing of the design adds to this problem on both sides of the proposal (Arkwright Rd and Frognal sides)

Noise – With increasing housing density, noise and privacy is an additional problem that can cause nuisance; ie, Unit C has nearly 8 metres of glazed façade facing (within 4 metres of) the boundary with no. 25A including a 4 metres width of garden doors off the kitchen.

Air Pollution - A chimney, fireplace and external fire place is indicated at ground floor to Unit C, within 3 metres of the boundary to no 25A – Camden is a Smoke Control Area, and it is not clear how it can be ensured that authorised fuels would be used here and to the other two fireplaces proposed.

The modern architectural style of 25B should not be used as a precedent in that its height was in fact set by the ridge height of the original house on its site; whereas the closest precedent to the site under consideration is no. 25E Frognal – basically a bungalow discreetly hidden and woven into its context with negligible effect on the Conservation Area or its immediate neighbours in Frognal.

Car Parking, Access and Traffic - There are several serious and significant discrepancies in the documentation and we urge that any documents submitted are carefully analysed for such inconsistencies.

The Planning Application Form states that there are to be no car parking spaces applied for yet on the site plan two cars are clearly shown to the front of Units B and C; with a note that states recharging point for electric car; and a note that states sliding gate to front of both houses; yet on the elevation from the driveway side – both gates/openings for a car to fit through are not shown at all; Wide garage doors/gates are shown on the sketch view drawing of this elevation.

It should be noted that there is room for several cars on each of the fronts of these houses and equivalent of one space in the front forecourt of Unit A; If permission was granted based on such drawings, there would be ambiguity on this matter.

The private driveway is very narrow – no more than 3 metres wall to wall; there is not enough width for the proper and safe turning of a car, even a small electric one; (just about, if an oversized gate was provided)

This driveway surface is (now) a shared surface with pedestrians; just a few years ago there was a dedicated raised pedestrian raised path here; it is now neither feasible nor safe to add to the traffic along here; families with young children use it daily.

The traffic on the stretch of Frognaal that the private driveway adjoins is made worse in that it is a shortcut to Finchley Road and en route to the numerous local schools and is totally congested especially at peak times. Whilst the application is for no additional parking there will be collections/deliveries/council vehicles attending and the aforementioned possible cars as shown on the drawings;

There is not a safe turning out of the drive onto Frognaal; with blind-spots coupled with tight turning circles due to the width of the road itself, both sides parking, two way traffic, and also the cars and motorbikes parked close up; it is already a vehicular and pedestrian safety hazard.

We should add that the notification of Planning submission arrived very late in order to fairly comment within the stated time frame and that I spoke with you before Christmas and you confirmed that all comments submitted in early January would be considered with equal weight;

Furthermore, please note that we did not receive notification from yourselves on the other Planning Application for a single house on the garages site, ref 2015/6231/P at all.

We trust that you will endeavour to take into consideration these concerns.

Kind Regards

Cherie Yeo RIBA
pp
Dr.+ Mrs R.S Yeo

Thursday 24 December, 2015

Dr Stella Acquarone & Don Hughston
27 Frogna
NW3 6AR

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

Dear Richard

RE: Application ref 2015/6218/P and 2015/6231/P

I object to this Planning Application.

We have lived in this house for over 20 years. Our home overlooks the proposed site and our main concern is obviously that the development and construction could cause major subsidence for us and all of the surrounding homes. As you are aware, the houses in London are very old, with this site being near the bottom of a hill, everyone who is above the development is at risk from additional movement in the ground from the construction works, which will have a huge impact on all homes here.

We have enjoyed watching the wildlife from our home, the area which is proposed for development is a large area which provides a natural habitat for many birds and bats. It is unknown what the construction of 4x 3bed homes would do for these creatures.

We are very concerned about the level of development of the land, in an area in which more high end luxury homes are not needed. The construction of these new homes on a compact site seems unnecessarily aggressive and greedy. It will not contribute anything to the neighbourhood, apart from more congestion, more over crowded parking and 2-3 years of large, noisy and messy construction.

One would expect a more gradual and considered development, with minimum impact on our traffic and environment.

Please call me if you need further information

Regards
Dr Stella Acquarone & Don Hughston

Comments

Details

Application Number 2015/6218/P

Application Type

Addresses 29 Arkwright Road, London, NW3 6BJ, 33 Arkwright Road, London, NW3 6BJ

Development Types New Residential Development

Description Erection of three
residential dwellings.

Comments (32000
character limit)

I object on
the basis of the
severe disruption
to an already
poor road for
traffic - Arkwright

* Road. The junction between Arkwright
and Heynall is extremely hazardous in rush
hour and, as
a mother of a small
baby, I am very

You have 32000

characters left.

Name * Dee McLoughlin

Comment Type < Please select >

I would like to attend committee

I would like to speak at committee

Address Line 1 * 326 Arkwright Rd

Address Line 2 London

Address Line 3 NW3 6BH

Address Line 4

Address Line 5

Worried that
there will be
a serious
road accident
if building
lotteries are also
thrown into
this mix

John and Tania Varsanyi, 27a Frognal, London NW3 6AR

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 not?