

Tel. no 0207 794 4535

Lesley M. David
29, Frogna,
Hampstead,
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4th Jan 2016

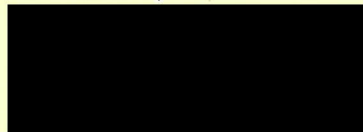
Planning Officer
Mr. James Clark
London Borough of Camden
LONDON
WC1H 9QE

Dear Mr Clark,

Please find enclosed my two
objections to Planning Application
Ref: 2015/6218/P & 2015/6231/P

I posted my objection to
Application 2015/6218/P on 18 Dec 2015.
As my comments do not appear
on the Application Records on
your website with everyone else, I
can only assume it has gone
wrong.

With Kind regards



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

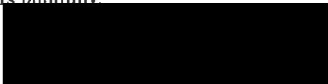
Dear Sir,

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.

A.P.ASSOCIATES
Design & Management
Studio 1, 79 Bedford Gardens, London W8 7EG

Mr. James Clark
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall, Judd Street
London WC1H 8ND
by post and email to James.Clark@camden.gov.uk

31st December 2015

Our ref 1228 710

Dear Mr Clark

My wife and I are the owners of the house at 25E Frognal and the ground floor flat at number 35 Arkwright Road and I also represent the the upper 2 flats at 35 Arkwright Road.

Rear of 29/33 Arkwright Road London NW3 6BJ / 2015/6218/P
Garages Adjacent 25B / 25E Frognal NW3 6AR & Rear of Meridian House /2015/6231/P

Thank you for re-labelling planning application 6231. Neighbours will now be able to understand where the sites are. Many people find reading drawings difficult and I think this relabelling will help them to better understand the location of the proposals. In this letter I will deal with both applications, since although they have been put in by different companies, both companies and the claimed ownership of the lane are controlled by the same family.

Applications and procedure

1. Both of these applications are in a conservation area and although only partial demolition of the wall to the rear of 29/33 is proposed, I think that the sensitivity of the land with its historic orchard and its proximity to Arkwright Road with its many schools should make a case for both applications to be called in for scrutiny by the Planning Committee.
2. Both applications state that the sites can be seen from public land. This is not the case and although planning officers will no doubt visit, the public are not able to, particularly because there are several notices proclaiming the lane to both sites as 'Private Property' which will discourage many people.

Comments.

1. Amenity

The area to the rear of 29/33 Arkwright Road and at the bottom of the lane is an oasis of quiet in a busy area, but is hemmed in by the car park behind Meridian House, with its recent extension and already permission has been given for a large development to the South of the garage site 2008/0183/P. This is currently a wild area, which will be lost to wild life, with many trees to be removed.

2. Gardens and open space

The gardens of 29/33 are part of the garden site of 29 Arkwright Road, before the rest of that road was developed. They contain old and beautiful trees, many being very large fruit trees. The owners of No. 29 state in their letting advert that the garden flat is '*In an historic converted Edwardian detached house - one of the oldest in a street of remarkable buildings. Garden access through private patio area to south facing communal garden with prolific fruit bearing apple and pear trees*'. Whereas this is an open space, which might be seen as a suitable space for development, it is in fact a very special historic garden and the 'lung for the whole of this area.



3. Density.

The proposals are for 4 houses in a combined site of approx. the same area as that occupied by one house only in EACH of the sites of 25A, 25B, 25C and 25E Frognal.

The garage site is for a house on a very small piece of land, which is totally incompatible with the surrounding houses. If anything is allowed to the rear of 29/33, 3 houses is gross overdevelopment. It should be remembered that all the houses on the adjacent sites were built before the area became a conservation area.

4. Height

It is stated in the proposals for 29/33 that the houses will be screened behind the existing wall. A cursory glance at the proposed elevation facing the lane shows that this is not true and they will dominate the lane.

The house on the garage site is proposed as 3 floors, no doubt because that way it will line up with the side of 25B. In fact at this height it will form a tight courtyard totally out of character with the area. Putting a 3 storey house on this site will dominate 25B, which was carefully designed not to interfere with the low house at 25E. The sight lines from the end of the lane are very important so as to give a sense of openness towards the setting sun, which was a major consideration in lowering the design of the new offices behind Meridian House.

The garden of 33 Arkwright Road is nearly 2 metres higher than the ground floor of 25B. The end house proposed on 33 will tower just behind the Party Fence Wall line, nearly 3 stories above the front of 25E..

5. Overlooking and loss of light.

The proposed courtyard house on the garage site has a large window which will face directly into the only West facing window to the living room of 25B and cut out its evening view and light. The courtyard which would be formed is little more than 7 metres wide.

The side elevations of the houses proposed on 29/33 have windows facing directly onto the gardens of 25E, 25A Frognal and 27 Arkwright Road. The elevation facing 25E has windows just behind the party fence line looking directly into the front of the house. That facing 25B will dominate the garden and glass roofed conservatory and that facing 27 Arkwright Road will destroy the privacy of the garden. The houses will also destroy the amenity of the Garden of 35 Arkwright Road and overlook the gardens of 25, 25C and 25D Frognal.

6. Trees

The site of 29/33 is full of wonderful trees. The proposed scheme shows some of these removed and some trimmed. However the houses would be very closely packed amongst the remaining trees. Trees grow and without a constant programme of re-trimming those left will start to overhang and damage the proposed houses. Some will therefore no doubt have to be removed.

7. Cars

The existing garage site has space for 2/3 cars. It is intended to reduce this to one. The 29/33 site has no provision for parking. The owners of 25E and 25B and the remaining garages have the right to use all of the lane and courtyard. The space designated by lines drawn on the concrete for parking one car already contravenes those rights as does the green 'shed'.. There will therefore be less parking than at the moment to serve 4 new dwellings. These new houses are not one bedroom starter homes, but family houses. The occupants will have cars, with nowhere to park them. There will no doubt be methods by which they will find parking in the area, which is already very overcrowded. There are currently 7/8 parking spaces, if the house is built in the garage area it will have its entrance in a garage courtyard which will be dangerous to the occupiers, especially children.

8. Conclusion

All in all these proposals as shown will be a disaster for the all the buildings around the sites. I suspect that no objections will be raised by the occupants of 29/33, since they are either members of the family which owns the sites or their tenants. Since the consultation period is over the Christmas, New Year holiday many people will be away, which is unfair.

I hope that you will reject all these proposals, but if you allow any new building on the site of 29/33 it should be a single house on the two gardens of 29/33 designed not to overlook the adjacent properties, but be orientated to face the developers own properties of 29/33 and not to make the removal of trees necessary. If a new house is allowed on the garage site, it should be much lower than shown and no garage space should be lost. If the site consisted of all of the garages (the remaining ones are in different ownership) then perhaps a single storey house with a garden might be a compromise. However if permission is given for the house as shown, this could form a precedent leading to serious overdevelopment of the site.

Yours sincerely Philip Mercer B.Arch ARIBA RIAS

