

NOTE: To Emily Whittredge

Dear Emily

Since I prepared my first letter which is presently posted on the Camden Planning website before the planning application was online and without full information I would like to replace my earlier letter with this one enclosed.

Anna Franklin

To Emily Whittredge
Planning Officer
Camden Planning

From Anna Franklin
Second Floor Flat
25 Kingdon Road
London NW61PJ

16 March 2016

RE: Application number 2016/0878/P Extension in garden at 25 Kingdon Road

As the owner and resident of the second floor flat of 25 Kingdon Road and a co-owner of the freehold of the property I would like to object to the planning application for an extension into the garden of 25 Kingdon Road by the owner of the Garden flat.

I would like to object on the following grounds:

1. This is an unacceptable and unprecedented overdevelopment increasing the ground footprint of the property by nearly one third and involving the loss of more than two thirds half the existing garden land. The proposed construction amounts to a nearly a new one story building behind the existing house.
2. The garden is aprox 10m X 15m and the additional building in the garden would cover over 10m X 10m of the garden. Excavations would go down underground behind the house over a metre and a half removing all the top soil and disturbing roots and water flow. There is already evidence of subsidence in the property and disruption of water tables would impact upon this.
3. There are NO OTHER garden constructions of this size or scale in the back gardens of either Kingdon Road or Dennington Park Road. While the land and garden is co-owned by all freeholders the extent of the development constitutes nothing less than GARDEN GRABBING which Camden council has opposed in the past.
4. The design and bulk of the planned building is over-bearing, out-of-proportion and would constitute a significant departure from the surrounding and adjoining houses. It would also have a very detrimental effect on the residential amenity of neighbours causing overshadowing and loss of light and privacy in neighbouring properties.
5. The current open gardens are a green amenity of the neighbourhood and act as a collective 'green lung' in a very congested area. Mature trees at the end of the garden would also be under threat and it doubtful that they could survive in the small amount of natural land remaining after most of the garden was covered over by the extension and patio. The trees are not even mentioned in the planning application.

6. Subterranean excavations. As nearly half of this major new construction would be nearly 2 metres below ground level this amounts to a subterranean works. Flood risk. This would disrupt ground water flow, in an area adjoining a flood risk areas. The present building also appears to have subsidence problems which this could aggravate.
7. The application show a photo of a “masonry and timber garden wall” which is very confusing and unclear in terms of representing the actual aspect of the garden. There is no such wall. The photograph has been taken at an angle that makes it appear that there is a continuum between the subterranean retaining wall around the small existing patio which finishes at ground level and is several feet from the garden boundary fence and the slatted garden fence. This is not correct and I attach a photo showing the true position of this retaining wall and the quite flimsy and temporary wood slatted garden fence.
8. The “raised garden” shown on the plans does not exist. The present garden is ground level.

This application is for a major construction on a size and scale that I and other residents consider inappropriate and insensitive for the site for reasons given above and we request that the application be refused as it stands.

Anna Franklin

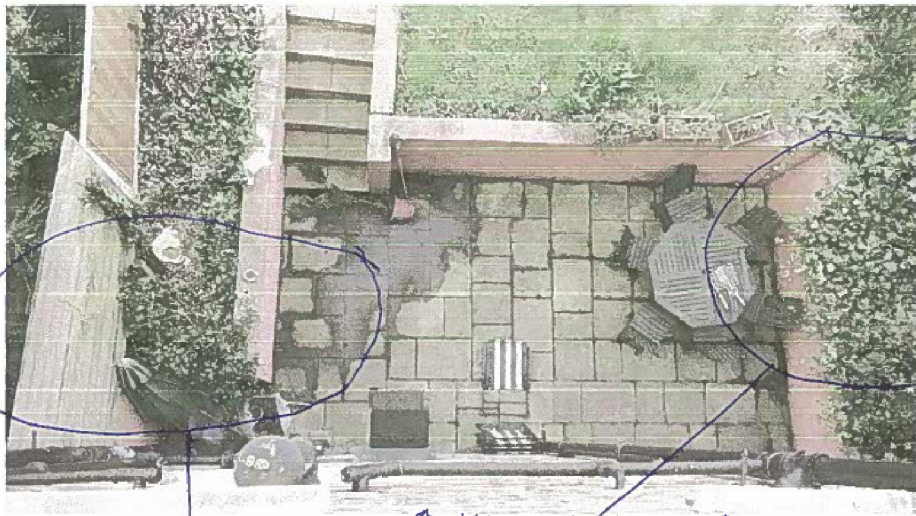
Second Floor Flat, 25 Kingdon Road





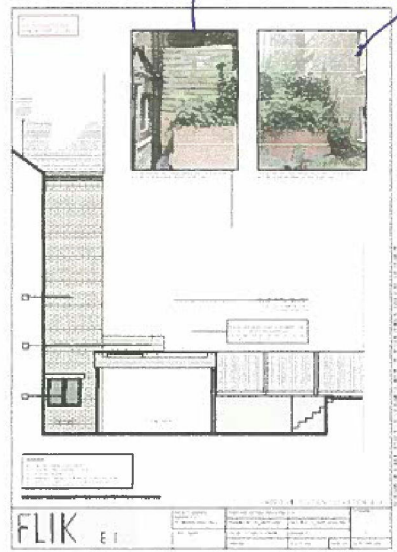
Mature trees in Garden of 25 Kingdon Road Refuge for birds and wildlife in the neighbourhood

25 KINGDON Road GARDEN



WALL OF HOUSE →

Overview of garden patio from above



The ORANGE
WALL is TOTALLY
SUBTERREANAN
AND DOES NOT
EXTEND ABOVE
GROUND LEVEL

GROUND LEVEL
↓



ATT: photos

WOOD SLATTED
GARDEN
FENCE

WALL OF HOUSE

ORANGE SUBTERREANAN
Retaining WALL

GARDEN: 25 KINGDON ROAD