

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1866/P	Simon Day	43 Eton Avenue NW3 3EP	22/05/2016 09:35:36 INT		I am very concerned that this development will adversely affect the right to light of the surrounding properties. In addition, I think that to allow this work would set a dangerous precedent for the surrounding properties which may go on to blight the local area as a result.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1866/P	Mr & Mrs Whitfield	90a Fellows Road London NW£ 3JG	21/05/2016 14:29:12	OBJ	Kasia & Richard Whitfield 90a Fellows Road London NW3 3JG

21st May 2016

Dear Ms Kristina Smith,

Re: Planning Application 2016/1866/P

Address: 86-88 Fellows Road, London NW3 3JG

We are writing with reference to the Planning Application for a part single storey, part two storey rear extension at lower and upper ground floor levels at 86-88 Fellows Road, NW3 3JG.

We understand that this application closely follows the previously approved permission. The delegated report for the original permission in 2007 outlined that the depth of the extension was acceptable in relation to the surrounding developments. Unfortunately we strongly disagree with this statement. Although there are several rear extensions within the block of neighbouring buildings, none of them project as far as this proposal. All of the existing extensions are single storey except a recently approved part single part two storey extension to house no.100, however the two storey part of the proposal doesn't protrude beyond the line of the neighbouring houses.

To facilitate understanding of the impact of the proposal please look at the attached plan showing the existing and approved extensions and the proposed development to houses 86 & 88.

We have previously objected to the proposal and we would like Camden to use its chance once again to consider if the proposal is suitable for the area and its location.

1. The site is within the Belsize Conservation Area and is recognized within the council's adopted Conservation Area Statement as a positive contributor to the special character and appearance of the Conservation Area. The Belsize Conservation Area is dominated by detached and semi-detached houses in large gardens. The proposal will occupy one third of the existing rear garden, therefore the balance achieved by the original builders and architects in creating buildings and gardens will be destroyed if the current proposal is to be approved.

2. A further impact of the proposed extension will be destruction of the continuous green ribbon that runs between Fellows Road and Eton Avenue. This is one of the loveliest aspects of the area and is home to much urban wildlife. The visual amenity would be gravely compromised.

3. The proposed extension shows no consideration to the building or its surroundings, it is out of proportion, and the height of the extension will cause problems of bulk and scale.

As the level of our house (no.90) is approximately .5 meter lower than of the house no. 88 the proposed extension will be approximately 7.5 to 8 meters high as viewed from our living room.

We disagree with a conclusion of a Design and Access Statement that 'the massing and height of the proposed extension is in keeping with the existing building'

We strongly disagree that the proposal was achieved 'without adverse impact on neighbouring properties'.

4. We believe that the proposal is contradictory to:

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					<p>Policy 7.4 of The London Plan (adopted July 2011 and revised March 2015) 'Local Character' requires new developments to have regard to the local architectural character in terms of form, massing, function and orientation. Policy DP24 of Camden Development Policies 2010-2025 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:</p> <p>a) Character, setting, context and the form and scale of neighbouring buildings Policy DP25 – Conserving Camden Heritage In order to maintain the character of Camden's conservation areas, the Council will:</p> <p>b) Only permit development with conservation areas that preserves and enhances the character and appearance of the areas.</p> <p>e) Preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage. Policy BE19 from Belsize Conservation Area Statement New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings. Policy BE22 from Belsize Conservation Area Statement Extensions and conservatories can alter the balance and harmony of a property or a group of properties by insensitive scale, design or inappropriate materials. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation Area. In most cases such extensions should be no more than one storey in height ... Policy BE23 from Belsize Conservation Area Statement Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.</p> <p>5. The proposal will have negative effect on daylight to our flat. As a result some of the windows in our apartment will have a reduced level of daylight. Although the Daylight Assessment Report submitted as part of the application states that the impact will be minor, this is still a negative impact. From the diagram in the above document Window 4 (side bedroom) will have negative impact. This is already a dark bedroom so any additional impact will make it even darker space. Window 1 (living room) is not shown in its correct position. Although it is considered that this impact will be minimal this is our only source of daylight in the living room which is 7.7m deep.</p> <p>The proposal will result in loss of amenity to adjacent properties with regard to sunlight, daylight, sense of enclosure, visual appropriateness. The proposal doesn't respect the proportions and design of the original house. The proposal will change the existing balance between the housing and the gardens . We strongly believe that the plans as presented will have a very damaging effect on this part of the conservation area and should be firmly rejected.</p>

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2016/1866/P	R.L.Bunker	43A Eton Avenue London NW3 3EP	23/05/2016 22:42:55	APP	<p>Kind regards</p> <p>Kasia & Richard Whitfield</p> <p>I have a copy of the objections to this development submitted by Kasia and Richard Whitfield.of 90a Fellows Road to Ms Kristina Smith in their letter of 21st May 2016 .</p> <p>Their analysis of the inappropriate development of 86/88 Fellows Road is excellent and my wife and I support their objections totally .</p> <p>Apart from the fact that our garden is opposite to the site such that we will suffer all kinds of disturbance and disruption we are appalled that this speculative, money-grubbing development will wreck the lives of the Whitfield who have invested considerable time, money and love into the discrete development of their own garden level property . There honest and decent efforts will now be ridden over roughshod by powerful and greedy developers who are completely unconcerned about anyone but themselves . I would be suicidal if I were a Whitfield by the mere fact that the application of the developers is under consideration .</p> <p>We in this area are driven to despair by the monstrous Tower Block scheduled to be built (100 Avenue Road , is it) and any more development mania is just too much . Perhaps direct action is required because reason and decency are just ignored nowadays .</p> <p>Have you looked into the bona fides of the developers . Where does the money come from (drugs , corruption etc , etc .) Are you worried about being accused of conspiring with them ?</p>