Flat 5
15 Langland Gardens
London NW3 6QE

By email to: amygrace.douglas@camden.gov.uk
dc@camden.gov.uk

16 October 2016

PLANNING APPLICATION REF 2016/3661/P re 11C & 13A Langland Gardens, NW3 6DE

Dear Ms Douglas

This application tries our patience.

This is the applicant's third attempt. There are no details on the website regarding the application apart from some drawings which look the same as the previous applications which were refused.

There is no design and access statement.

The applicant applies on behalf of properties that do not belong to him, ie the adjoining property, Flat C of no. 11 Langland Gardens, and Flat B of his building. The owners of 11 Langland Gardens have clearly stated that there is no Flat C in No 11, and denies that they have anything to do with the application and naturally, strongly object to it.

Such applications in themselves are not unlawful, but shows total lack of regard for neighbours, their homes, and ultimately Camden's development policies.

I repeat grounds of objection as before:

1. The proposed roof lights, side dormers, and rear extensions are ugly, incongruous and spoil a currently uncluttered roofscape.

   They ruin the scale of the house, making it top heavy.

   It is totally out of context of other houses on this road, and the surrounding conservation area.

   This breaches Camden's Core Strategies and LDF 2010-2025, in that the proposal is:

   • not of high quality and good design, in character and proportions (CS14, DP 24)

   • does not respect the conservation area and local character (DP25 - Conserving Camden's heritage)

2. The proposed dormers and terraces cause loss of privacy and direct overlooking, affecting the amenities of adjoining neighbours.

In particular the proposed top dormer on the side elevation facing No. 15 Langland Gardens will directly face my bedroom window.

The drawings conveniently do not show my affected windows and the elevations are deceptive and inaccurate.

The distance between my bedroom window and that proposed by the application is a mere 179 cm, or 67 inch. The application would cause face to face overlooking, and total loss of privacy to my living and sleeping space.

The protruding dormer would narrow the precious gap space that divides the two buildings; sometimes it is mentioned that frosted glass would overcome this, but this would not be sufficient in this case because the windows are large, closely and directly face each other, and thus will still give an insecure feeling of direct intrusion as they face a private space.

- This in direct contravention to LDF policy DP26 - developments should not have an adverse impact on occupiers and neighbours.

In short the application would harm the appearance of the current building, and would have a detrimental effect on the character of the conservation area.

For these reasons, please refuse the application in its entirety.

Yours sincerely

Linda Chung

Dear Ms. Grace,

Re: Application 2016/3661/ P

I am writing as a flat owner of 9 Langland Gardens, NW3 6QD, a building adjoining 11 Langland Gardens, which is part subject of the above planning application.

I am dumbfounded by this application as it appears that the applicant has no connection with 11 Langland Gardens, yet he is applying for a major structural change to that building.

I object on the grounds that it is my understanding that the owner of 11 Langland Gardens has no interest in pursuing this development of his building and therefore if permission were granted and the applicant then developed just his roof space at 13 Langland Gardens, the 2 buildings – which are connected (semi-detached) - would appear 'lopsided' and in no way benefit the streetscape of the road.

We live in a conservation area and as the word implies, we must do everything to 'conserve' the look and feel of our beautiful houses and roads.

Thank you for your time.

Yours sincerely,

Karen Phillips
Karen Phillips & Co Ltd
9 Langland Gardens
London
NW3 6QD

Planning Application Details

Year	2016
Number	3661
Letter	P
Planning application address	FlatC 11 Langland Gardens
Title	Mrs.
Your First Name	Claire
Initial	
Last Name	Gasson
Organisation	
Comment Type	Object
Postcode	NW3 6BH
Address line 1	38 Arkwright Rd
Address line 2	
Address line 3	
Postcode	NW3 6BH

██████████████████████████████████████

Your comments on the planning application	I write in support of the neighbours to this planning application. I objected to the first application & this application is not materially different. It is not appropriate to approve this application, from the point of view of the privacy of the neighbouring properties and because the applicants do not have ownership rights to no 11.

If you wish to upload a file containing your comments then use the link below

If you wish to upload a file containing your comments then use the link below

No files attached

About this form

Issued by

Camden Council
Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE

Form reference

20765453

14 October 2016

Dear Ms Douglas,

Planning application: 2016/3661/P

Redington Frognal Association would like to register an objection to this application.

We are concerned about the negative impact on the streetscape of the introduction of dormer or mansard windows. These windows are not a feature of Sub Area 7 of the Redington Frognal Conservation Area and their introduction will cause significant harm to the streetscape.

We are additionally concerned about the direct overlooking of, and loss of privacy for, neighbours directly beneath and on either side of the proposed balconies / terraces.

Kind regards,

Nancy Mayo

Nancy Mayo

Secretary

Redington Frognal Association
http://www.redfroghampstead.org