

Ben White and Alex Watherston
4 Falkland place
kentish Town
London
NW5 2PN



Camden Council
Development Management,
Camden Town Hall,
Judd Street,
WC1H 9JE

31 October 2016

Your ref: 2016/5780/P

Dear Sirs,

Planning application 2016/5780/P relating to The Old Dairy 2 Falkland Place London NW5 2PT - Erection of 2 storey roof extension and double storey front extension following demolition of existing conservatory and associated alterations to existing dwelling house

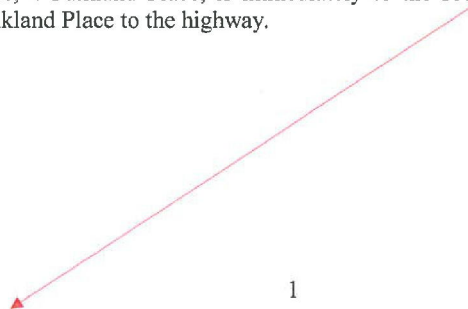
We are writing to object to the above planning application, which relates to 2 Falkland Place. We own and live in the house next doors, 4 Falkland Place.

The relationship between our property and 2 Falkland Place

Our house is very close indeed to 2 Falkland Place. The two buildings are 309 cm apart. Any increase in the size of 2 Falkland Place will have an enormous impact on our property.

When you come and look at 2 Falkland Place, to evaluate the application, please ensure that you come to our house as well, so you can see the impact that the proposed development will have on our property. Our contact details are at the top of this letter.

2 Falkland Place, which is the subject of the application, is shown edged green on the map below. Our house, 4 Falkland Place, is immediately to the south, and we have a right of access over 2 Falkland Place to the highway.





We also enclose the following photos (which we have numbered as follows), which show just how dominant 2 Falkland Place is when looked at from our property, and what an enormous impact the proposed development would have on our property:

1. A photo taken from in front of 2 Falkland Place, on the communal access, looking towards 4 Falkland Place (which is the cream coloured house behind the tree).
2. A photo taken standing in our front door, looking towards 2 Falkland Place.
3. A photo taken from our living room, looking towards the roof of 2 Falkland Place.
4. A second photo also taken from our living room, looking towards the roof of 2 Falkland Place.
5. A third photo also taken from our living room, looking towards the roof of 2 Falkland Place.

Planning objections

We have the following planning objections to the proposed development.

Loss of amenity contrary to DP26

The proposed development:

- will greatly reduce the amount of sunlight and daylight coming to the windows in our house
- will ruin the outlook from our windows
- will massively overshadow our property
- will enormously increase our sense of enclosure.

Further, the additional size and probable larger number of residents will increase the noise from the property.

To illustrate those points we set out below, side by side, the drawing of the existing southern elevation of 2 Falkland Place, and the drawing of the proposed southern elevation if the development takes place.

Design does not comply with Camden Planning Guidance 1 (Design)

The design does not comply with Camden Planning Guidance 1 (Design). In particular, the extension:

- is not secondary to the building being extended in terms of location, form, scale, proportions, and dimensions and detailing;
- does not respect or preserve the original design and proportions of the building, including its architectural period and style;
- does not respect and preserve the existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- does not respect or preserve the historic pattern and established townscape of the surrounding area including the ratio of built to unbuilt space;
- the proposed alterations are not architecturally sympathetic to the age and character of the building and entirely fail to retain the overall integrity of the roof form;
- there are not a variety of additions and alterations to roofs which create an established pattern and this is not a case of development of a similar form which will not cause additional harm
- the building is part of a group where differing heights add visual interest and where an upwards extension would detract from this variety of form. At the moment, the smaller 2 storey buildings along Falkland Place are secondary to the three storey buildings of Kentish Town Road located in front. Our house is 2 storeys high and appropriate in size for this area and the proposal would be much higher than this
- the scale and proportions of the existing building would be overwhelmed by the extension.

Further, the property is right next to the Kentish Town Conservation Area which starts immediately to the east of 2 Falkland Place. The appearance of the proposed development is not at all in keeping with the local architecture.

We entirely agree with the other observations made in the letter dated 28 June 2016 from Samir Benmbarek as to the adverse impact of the proposed development and we will not repeat those points here.

We therefore ask that the Council refuses planning permission.

Yours faithfully,

Ben White and Alex Watherston

IMAGE 01

2016 / 5780 / P



IMAGE 02

2016 | 5780 | P



IMAGE 03

2016 / 5780 / P



IMAGE 04

2016 | 5780 | P



IMAGE 05

2016 / 5780 / P

