

Application No: 2016/5780/P **Consultees Name:** ben white **Consultees Addr:** 4 Falkland place
Kentish town
London
NW5 2PN **Received:** 07/11/2016 11:04:30 **Comment:** OBJECTION
R **Response:** Ben White and Alex Waltherston
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.

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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:

PLEASE NOTE - all images are included in the printed version sent registered post to the planning dept. but cannot be posted on this online site.

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.

Existing

Proposed

Policy DP26 of Camden's Development Policies says (so far as relevant):

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					<p>"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include...</p> <ul style="list-style-type: none">b) overshadowing and outlook;c) sunlight, daylight and artificial light levels;d) noise and vibration levels". <p>The application should be refused pursuant to that policy.</p> <p>"CPG6 (Camden Planning Guidance: Amenity) para 6.4 says: "The Council will require a daylight and sunlight report to accompany planning applications for development that has the potential to reduce levels of daylight and sunlight on existing and future occupiers, near to and within the proposal site."</p> <p>The applicants have not supplied such a report. The reason is that it would inevitably show that this proposed development, or any other development that involved increasing the height of 2 Falkland Place, would have a substantially adverse effect on the daylight and sunlight to the windows in our property and therefore planning permission would have to be refused."</p> <p>In addition the greater size of the building on 2 Falkland Place will lead to a larger number of residents in that building, with a likely increase in the number of cars used in connection with that building, leading to greater demand for parking on the limited spaces available on Falkland Place.</p> <p>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</p>

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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 Bennbarek 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 Wetherston