

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5780/P	Steve Harris and Sara Ghorashian	3 Falkland Place Kentish Town NW5 2PN	17/11/2016 00:03:10	OBJ	<p>Objection to planning application</p> <p>Dear Sir/Madam</p> <p>Planning Reference: 2016/5780/P Site Address: The Old Dairy 2 Falkland Place London NW5 2PT</p> <p>Description: Erection of 2 storey roof extension and double storey front extension following demolition of existing conservatory and associated alterations to existing dwelling house</p> <p>We live opposite the proposed development site and are writing to ask that Camden Council refuse this planning application from Brian Armstrong.</p> <p>Herein are our comments and objections relating to this planning application:</p> <ol style="list-style-type: none"> 1. The building will overlook our property; this will lead to a loss of privacy and will certainly impact on the peaceful enjoyment of our home. In particular, the addition of two stories to the existing structure will bring a total of 12 windows looking directly across Falkland Place Open Space and into our property - whereas the current building and floors are largely obscured by the wall between Falkland Place open space and 2/4 Falkland Place. 2. The building will be visually overbearing. It is an inappropriate design for this part of the street, and will dominate the surrounding properties, Falkland Place Open Space, and the recently refurbished children's play area. 3. The property sits on the boundary of the Leverton Street/Falkland Place conservation area, and with such height, bulk and dominance will substantially alter the character of this area. This includes 1a Leverton Place (Grade 2 listed, English Heritage Building ID 478663), the Hay Loft (4 Falkland Place), the original character of 2 Falkland Place itself, and the 4 cottages (1,3,5, and 7 Falkland Place) that all retain their original frontages. Please also note that this property falls within the Kentish Town Archaeological Priority Area (from the centre of Leverton Street to Kentish Town Road). 4. Falkland Place Public Open Space Area has Public open Space Designation (LDF39 and LDF40), and is widely used by the local community. The bulk of this building, and the overlooking into the Open Space would harm this local community asset. 5. The materials used (plastic PVC downpipes, aluminium windows, concrete replacing cobbles etc) are modern and out of keeping with the character of the area. 6. Increasing the occupancy of the dwelling will increase the need for parking, and the congestion along Falkland Road. <p>The Leverton Street/Falkland Place conservation area was designated in 1985, and extended in 1991, and 2011. The last Kentish Town Conservation Area appraisal and management strategy noted that "most properties have been renovated, generally with positive effect of retaining and enhancing the area." This cannot be said of this proposal.</p> <p>We are in particular concerned that this is planning application is being submitted as a negotiating tool</p>

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wherein the applicant does not expect to be granted the 2-storey extension but believes that this is the best way to achieve a 1-storey extension (bring the height of the existing building to 3 storeys). Please note that all of our objections would still stand, and we would object to a 1-storey extension on the same grounds.

We invite you to visit our home to verify that these objections are valid.

Please inform us of the planning committee date.

Yours faithfully,

Steve Harris and Sara Ghorashian
3 Falkland Place, Kentish Town, NW5 2PN
