

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5780/P	Francesca Butler	5 Falkland Place Kentish Town London NW5 2PN	18/11/2016 11:16:25	OBJLETTE R	Objection to planning application Application number: 2016/5780/P Site address: The Old Dairy 2 Falkland Place London NW5 2PT

Dear Sir/Madam

I am writing to state my objections against the planning application as detailed above, as a resident of Falkland Place.

The proposed plans overwhelm the existing building and as a result of the intended scale, will dominate the area in which it is situated – vastly reducing the closest neighbours light, space and privacy. This design is not in keeping with the current scale and style of architecture of the surrounding homes. This is strongly averse to both the ‘Camden Core Strategy’ and ‘Camden Development Policies’ namely sections:

DP24.1 – ‘... development to be of the highest standard of design that respects local context and character.’

DP24.12 – ‘Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings.’

DP24.12 – ‘...attention should be paid to responding closely to prevailing scale, form and proportions and materials.’

The site in question falls within a conservation zone and also borders the recently developed Falkland Place Open Space. The plans do not conform to the current townscape of the area and are not sympathetic to the historic local patterns in the Falkland Place vicinity. The current building is mostly obscured by the boundary wall of the open space, an additional two storeys will drastically alter the current view for; users of the open space, pedestrians using Falkland Place as a safe cut-through to Kentish Town Road and the residents of Falkland Place due to the imposing scale of the proposed structure. This is contrary to the ‘Camden Development Policies’ points:

DP25.2 – ‘The Council will therefore only grant planning permission for development in Camden’s conservation areas that preserves and enhances the special character or appearance of the area.’

DP25.3 – ‘The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops...’

DP25.9 – ‘... the character or appearance of our conservation areas can also be affected by development which is outside of the conservation areas, but visible from within them.’

The overbearing nature of the design will increase the sense of enclosure and infringe on the privacy of the families using the highly valued green space, an asset that is crucial in such a dense urban environment like Camden. The increase in number of storeys has the potential to reduce the amount of natural light reaching the open space, impacting on the nature, wildlife and the level of family enjoyment in the open space, against the following ‘Camden Core Strategy’ and ‘Camden Development Policies’ points:

Application No: **Consultees Name:** **Consultees Addr:** **Received:**

Comment: **Response:**

CS15.6 – ‘We will only allow development on sites adjacent to an open space that respects the size, form and use of that open space and does not cause harm to its wholeness, appearance or setting, or harm public enjoyment of the space.’

DP24.19 – ‘Extensions and new developments should not cause the loss of any existing habitats.’

The proposed plans will allow up to 8 people residing in the property. Falkland Road has existing problems with availability of parking; an increase in residents will only make this problem worse. Falkland Place is located on a pedestrianised walkway with no through access for vehicles. If the plans were to be approved, delivery of materials would be severely hindered by the problems associated with access to the site. Large vehicles at the Falkland Road/Place junction cause congestion in the area, impacting on Fortress Road - cars are unable to pass and queues form on Falkland Place leading back out on to Fortress Road, just short of a main junction. The increase in traffic is a potential danger and crossing hazard for pedestrians in general, but primarily children who visit the open space.

With the close proximity of the surrounding houses in Falkland Place, the noise created from the extra traffic and building works would be detrimental to a number of households. The ability to move materials safely in and out of the narrow entrance to the site will prove a complex task due to the immediate lack of parking, therefore prolonging the length of time to complete the works and greatly disturbing the area for an extended period of time. As a result, unnecessarily high levels of fumes and vibrations from the work will be created, thus making the Falkland Place pedestrianised zone and open space unsafe for children and families in the area – far from their intended purposes.

I hope you consider these points when making your decision. I am happy to discuss my objections further if necessary and happy to attend any future planning committees.

Kind regards
Francesca Butler
5 Falkland Place
