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**From:** Emily Lui  
**Sent:** 08 February 2017 15:51  
**To:** 'patrick.marfleet@camden.gov.uk'  
**Subject:** 41A Buckland Crescent Planning Application 2016/5859/P

Dear Mr Marfleet,

I am the owner of flat C at 41 Buckland Crescent and also one of the shareholders and directors of the freehold company.

As you may already know I am a property solicitor but not a planning specialist and I therefore write to you as a lay person in this area.

You will have seen from my comment to the original planning permission that I do oppose the development of the garden by the construction of the garden room, we again met with Stacey (the owner of Flat A) and discussed with her that we may be agreeable to a summerhouse structure in keeping with the use of the garden as such. I understand she had presented you with pictures from the old small summerhouse towards the main building - taken in the summer and I thought it might be useful for you to see from my view at first floor level. The first three pictures attached were from last month and the last two from August last year. As you can see, in the winter there much less coverage in the garden from the trees.

My main concern is that the proposed garden room is changing the use of the garden as a garden (which in the UK means use over the spring/autumn months) to one where the room would be used all year round as an extra living space for the flat. I would have thought that conservation would include conserving and preserving the use and look

of the garden as it would have been when the property was originally one house. The building of a large room in the garden changes the look, feel and use of that garden completely and is not in keeping with the special character of the area. I appreciate it cannot be seen from the road but it can be seen by the other flat owners at 41 plus the neighbouring properties plus the properties of the gardens that back on to buckland crescent.

In addition the structure proposed by Flat A could easily be changed into a studio apartment room in the future without the council ever knowing! Drainage and cooking facilities could easily be put in post planning and building control.

I note that comments have been made that 50% of the gardens on the road have these garden rooms- I think you can see from the pictures that this is certainly not the case of the houses either side of no 41 and that this is misleading, though I am sure your knowledge of the area has already flagged this to you as being incorrect.

I am very concerned at the impact this large garden room will have on the building as a whole not only immediately but the potential for it to become a studio dwelling (incidentally the original plans from Flat A had the room with cooking and toilet facilities).

I do hope you will consider these reasons.

In the meantime, I can see that revised drawings have been put up onto the planning portal, are we meant to have an ability to comment on these? I could not see this on the website.

Many thanks for your time.

Best wishes  
Emily

**Emily Lui | Partner**  
Seddons  
5 Portman Square | London W1H 6NT  
Direct Dial: +44 (0) 20 7725 8064  
Direct Fax: +44 (0) 20 7725 5223  
[emily.lui@seddons.co.uk](mailto:emily.lui@seddons.co.uk) | [www.seddons.co.uk](http://www.seddons.co.uk)

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