

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0089/P	CRASH planning committee	45 Compayne Gardens	13/02/2017 22:10:14	OBJEMAIL	<p>It is noted that this “garden room” will provide ancillary (ie necessary support) to the ground floor flat. This seems to indicate that it may be permanently occupied if the definition of “ancillary” is applied. This would cause noise and light spillage on a continuous basis to neighbours. It is also possible that this “garden room” which is accessible via the separate side entrance to the property would become a separate rental property as occurred at 76 Canfield Gardens which caused much distress to neighbouring property residents and to Camden Council as the construction of the “garden room” at that address clearly breached the planning consent given and enforcement actions had to be taken for a number of reasons.</p> <p>The dimensions given of the remaining garden would appear to be inaccurate if the additional planning application submitted by this property for a ground floor extension are taken into account (2017/0081/P). This also means that many of the drawings provided with the application will not be in line with what may be in place if 2017/0081/P is approved. The aerial view of site location in the D&A statement also appears misleading as it seems to indicate a garden far longer than the one in place. It is surely contradictory that the garden room is described as an extension to be “distinctly contemporary in character and to appear as a traditional garden pavilion”. It is in fact a sizeable structure proposed to occupy almost the full width of the garden and can in no way be viewed as a “pavilion”. The proposal shows that the full width of the room will be folding windows; this is certainly not traditional nor in the style of a garden pavilion and will cause even more issues with light spillage and views into neighbouring properties above the ground floor.</p> <p>In addition, no visuals or examples of the type of “garden room” that is being proposed are provided so it is very unclear what is proposed for construction. No drainage or electricity plans are provided either. There may be no issues of overlooking however if this garden room is regularly occupied it will look directly into many neighbouring properties and other owners in 50 Compayne Gardens. In addition, many of the neighbours chose to live in their properties on the basis that their outlook was onto gardens, perhaps some garden sheds and a “wilderness” that is landlocked between the surrounding streets in a conservation area. This proposal would seriously affect their outlook and enjoyment of their properties and should be rejected.</p>
