

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5780/P	R.OSullivan	1 Falkland PLACE Kentish Town NW5 2PN	21/02/2017 17:36:41	OBJNOT	I object to the application on the following grounds: - the development will overlook my bedroom and restrict my privacy - the proposed development will detract from my vista which has been there for over 20 years the development will further increase density in an already well developed area - the proposed development will increase congestion in Falkland Place - will detract from the overall local character of the area - will mean more disruption and construction work - will significantly affect the skyline view from my property

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5780/P	ben white	4 falkland place	21/02/2017 16:06:40	OBJ	

Dear Sirs,

Planning application 2016/5780/P relating to The Old Dairy 2 Falkland Place London NW5 2PT
On 21 October 2016, our neighbours applied for planning permission for a huge extension upwards of their house. On 31 October 2016 we objected. On 1 February 2017, a notice went up outside our house, saying that a planning application had been received. When we looked at the documents on the Camden planning website, it was apparent that, while keeping the same planning application number as before, our neighbours had substantially changed what they were applying for to an even more massive extension than before.

The description of the proposed development has changed substantially as well, with the following amendment having been made:

Erection of //2 storey roof extension and double storey front extension// additional storey at second floor level, infilling of first floor level and erection of double storey front extension following demolition of existing conservatory and associated alterations to existing dwelling house

We can illustrate the difference as far as we are concerned by comparing the south elevation (facing our house) as it is now, as it was originally proposed, and as it is now proposed: PLEASE REFER TO HARD COPY PRINTED DOCUMENTS DELIVERED TO PLANNING DEPT

We are very surprised that it is possible for our neighbours to make such a big change in their proposed development without having to make a new planning application.

The new plans are even worse than the original plans. Although the height is a little lower, the massing and sense of enclosure created by the new proposed building will be much greater.

We would ask that all the objections made in our letter of 31 October 2016 are taken into account in considering these new plans.

The new plans were accompanied by a Daylight and Sunlight Assessment prepared by a company called T16 Design. This says that the impact on the light to our windows will be within the amounts suggested as acceptable by the BRE report "Site Layout Planning for Daylight and Sunlight".

We have commissioned our own independent assessment on this issue from The Chancery Group. A table showing the results of their report is included in our hard copy letters PLEASE REFER TO HARD COPY PRINTED DOCUMENTS DELIVERED TO PLANNING DEPT.

As you can see, their assessment is that the effect of the proposed development on the light to our windows will substantially exceed the amounts suggested as acceptable by the BRE, in the case of our ground floor French windows, marked as window 1 in the window schedules of the T16 Design report. On the basis of the assessment by The Chancery Group, it is clear that planning permission must be

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refused on this ground alone.

We are also in the process of preparing a computer prepared visualisation comparing the current outlook from our living room window to what we will have to look at if the development is carried out. We hope to be able to get that to you by Friday 24th February 2017; the notice on the lamppost says that this is the deadline for submitting observations. This will show very clearly the sense of enclosure that the development will create.

Yours faithfully,

Ben White and Alex Watherston

Application No: 2016/5780/P
Consultees Name: Steve Harris
Consultees Addr: 3 Falkland Place
Received: 21/02/2017 15:52:08
Comment: OBJ
Response:

Dear Sir/Madam

Planning Reference: 2016/5780/P

Site Address: The Old Dairy 2 Falkland Place London NW5 2PT

Description: Erection of additional storey at second floor level, infilling of first floor level and erection of double storey front extension following demolition of existing conservatory and associated alterations to existing dwelling house

We live opposite the proposed development site and are writing to ask that Camden Council refuse this planning application from Brian Armstrong.

We have previously objected to this extension and raised the specific concern that 4 storey extension was a negotiating tactic for a smaller 3 storey extension. We note that 4 storey extension was refused, and this new application is for a 3 storey extension. This is exactly as feared, and the new application does not address any of our previous objections.

I have copied them again below.

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.

The Leverton Street/Falkland Place conservation area was designated in 1985, and extended in 1991,

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					<p>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 invite you to visit our home to verify that these objections are valid.</p> <p>Yours faithfully,</p> <p>Steve Harris and Sara Ghorashian 3 Falkland Place, Kentish Town, NW5 2PN</p>

2016/5780/P	R.OSullivan	1 Falkland PLACE Kentish Town NW5 2PN	21/02/2017 17:36:23	OBJNOT	<p>I object to the application on the following grounds:</p> <ul style="list-style-type: none"> - the development will overlook my bedroom and restrict my privacy - the proposed development will detract from my vista which has been there for over 20 years - the development will further increase density in an already well developed area - the proposed development will increase congestion in Falkland Place - will detract from the overall local character of the area - will mean more disruption and construction work - will significantly affect the skyline view from my property
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