

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0089/P	Gillian Moira Cracknell	Flat 5 50 Compayne Gardens LONDON NW6 3RY	15/02/2017 22:21:47	OBJ	<p>I am also seriously concerned about this application since it is not at all clear whether the property will be identified as a separate residence for council tax purposes.</p> <p>Secondly these proposals have not been discussed with the other five freeholders of 50 Compayne Gardens. We would certainly be affected by any decisions relating to drainage, plumbing, electricity, and the resulting disruption.</p> <p>I am surprised that the proposal has even reached this stage since Compayne Gardens is in a heavily protected Conservation Area and new residences are not normally approved, however well they are disguised.</p> <p>Concerning the perception of the size of the "garden room", its proportions and how much actual grass area will remain is unrealistically represented on the drawings. Having lived in the property since 1974, I have enjoyed the peaceful nature of the environment, so this proposition is A, unprecedented, B unthinkable, and would have nothing but a negative and totally intrusive impact on the quality and privacy we have always relied upon.</p> <p>In practical terms, the increased level of activity in a tranquil place, noise levels, light pollution, safety and security concerns would be significant.</p> <p>I therefore wholeheartedly object to the planning application.</p>
2017/0089/P	Deborah Reynolds	Flat 6 50 Compayne Gardens NW6 3RY NW6 3RY	15/02/2017 16:20:59	OBJ	<p>I wish to register an objection to a detached garden room (with electricity) because as such it would set a precedent in the surrounding gardens which have retained their character to a large extent in a conservation area.</p>
2017/0089/P	Christopher Gardner	Flat 1 48 Compayne Gardens	17/02/2017 08:25:46	COMMNT	<p>I have lived in Compayne Gardens since the 1960s and one of the most attractive features of the area is the quiet, open green space behind the houses, which is extremely unusual for London.</p> <p>If the council allows this accommodation to be built, we will lose part of this wonderful green space. It will inevitably mean noise, light pollution and people coming in and out at all times. This will harm my enjoyment of living here, especially in the back rooms of the flat, which are where I spend most of the time.</p> <p>As has happened at other properties in the area, these so-called garden rooms can easily be turned into separate flats, which just increases the disruption. Otherwise, why would it have a kitchen and bathroom as part of the design?</p> <p>This is supposed to be a conservation area and surely if that means anything it means conserving the green space.</p> <p>I am extremely worried that if this is allowed to go ahead it will be the thin end of the wedge and the council would then have no reason to stop these buildings going ahead in all the gardens.</p> <p>Approving this application would be the beginning of the end for the unique character of this area.</p>

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2017/0089/P	Gina Scheck	46c Compayne Gardens NW6 3RY	17/02/2017 20:29:44	OBJ	<p>This is not a garden room or a pavilion - it is a studio flat, designed for accommodation. The applicant is a single resident - how much space does he need beyond his existing tenure of the ground floor flat? This proposal is driven by greed and the desire for financial gain. It makes a mockery of Camden's green policy and of the area's conservation status. It should never have been allowed to get this far. The application drawings are misleading - they fail to take account of application 2017/0081/P, from the same individual, whereby, taken together, the garden will be radically reduced. The noise from any garden studio flat would create a significant disturbance, particularly in the summer when windows are open, and over which neighbours would have no control. Light shining out from the extensive glass frontage would similarly cause considerable disturbance and shine straight into the rear bedrooms of adjacent properties; again, neighbours would have no control over this. Comings and goings, at any time of the night, would also cause a disturbance, again uncontrollable. The proposal would destroy the greenery and the calm which residents have enjoyed for decades. It is an outrageous proposal and it should be thrown out. And, in future, please may those of us directly affected receive proper and advance notification of planning applications. Not everyone has Internet access, particularly the numerous elderly folk living in the area, and they have rights too. The Council may be strapped for cash but you can still afford a few postage stamps. Please advise me of the committee hearing date.</p>

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2017/0089/P	Jack Grimston	Flat 2 48 Compayne Gardens	17/02/2017 17:41:53	COMMNT	<p>I have a number of very serious concerns about allowing this building to go ahead and I hope the application will be rejected.</p> <p>1. Character of the area Like much of the conservation area round here, the space behind Compayne Gardens is an open expanse of grass and trees thanks to all the private and communal gardens. This green space is one of the main things that make this an enjoyable place to live. This benefits all of us who live here, not just residents of the houses the gardens belong to, and they are a haven for birds and other wildlife.</p> <p>New buildings, whether or not they have a “green roof”, would change the whole character and gradually eat away the open space (a total of 61 square metres would be developed by the two applications for 50 Compayne Gardens), not to mention causing extra light and noise.</p> <p>It is highly likely that planning permission in this case would encourage other owners to build on the open space and before long the whole character of the conservation area would be ruined and it would be a far less attractive place to live.</p> <p>2. Privacy The long glass front of the proposed building would stretch the full width of the garden in Number 50 and look straight up into the kitchen and main bedroom at the back of my flat (first floor of Number 48) and these rooms will lose their much-valued privacy. I will also be subject to extra light, noise and comings and goings on what should be the quiet side of the house.</p> <p>The privacy I enjoy thanks to the green space is one of the main reasons I chose to live here. At the moment, the nearest windows that face directly towards mine are around 70-80m away, the other side of the adjacent communal garden. This proposal would bring the nearest windows much closer – to around 20m.</p> <p>The the inclusion of a kitchen and shower room in the design suggests the building will be occupied for long periods of time. The current or subsequent owners could easily convert it into a separate flat, perhaps for renting out, worsening the problems.</p> <p>Other neighbouring flats and houses are also likely to be affected by the problems I have described here, though it is likely some residents remain unaware of the plan and so have not commented.</p> <p>3. Confusing information This is not an extension or a garden room as the description misleadingly calls it. It’s a completely separate new building that the owner wants to erect at the end of the garden.</p> <p>With a main room, a kitchen and shower room, it would be more accurate to describe it as a small detached bungalow or self-contained studio flat. The application says: "It is proposed that the extension be distinctly contemporary in character and to appear as a traditional garden pavilion." So would it look contemporary or traditional? The drawing looks nothing like a pavilion.</p>

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					<p>The figures on the loss of garden space in the design statement are misleading because it fails to mention the other planning application for this property, which proposes replacing the existing ground-floor extension with a larger one that would remove a further 21 square metres of garden. In total, the applicant wishes to build over 61 square metres of green space.</p> <p>4. Party walls According to the plans, the new building will be as little as 1m from the garden wall between Numbers 50 and 48. I cannot see any proposal in the designs to underpin or strengthen this wall. The garden walls are believed to be more than 100 years old and are built on shallow foundations. There is a serious risk the party wall will be undermined or otherwise damaged by such major building work so close to it.</p> <p>5. Lack of consultation with people directly affected I only found out about the plan by chance with less than a week to go before the comments deadline. A thoughtful neighbour happened to see the plans and post details through the letterbox. I am very surprised that the council does not alert people when there are plans for a new building that would have such a significant effect on their homes and quality of life and on the whole character of the area.</p>
2017/0089/P	Susanne Ben Yehuda	46b Compayne Gardens NW6 3RY	17/02/2017 20:39:41	OBJ	<p>I am 89 years old. I have lived in my flat at 46 Compayne for over 50 years. I enjoy a wonderful green outlook and complete quiet. The application for a flat in the garden of no.50 would destroy that. There would be noise, light would shine in to my bedroom and the garden at no.50 would be destroyed. Is this what Camden wants? Is this consistent with Camden's environmental policy? Is this what a conservation area should look like? If you grant permission for this appalling application, it will open the flood-gates for others and gardens everywhere in the area will be sacrificed for income and profit. Please reject this application.</p>