

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0192/P	Natasha Clayton	Garden Flat 3 South Villas LONDON NW1 9BS	05/03/2017 16:08:50	OBJEMAIL	<p>I own and live in the garden flat, number 3 South Villas. Since finding out about the planning application I have made several attempts to make contact with One Housing Group (the owner of number 4 South Villas) to discuss my concerns but have not been able to get anyone to respond to me. I am therefore raising a formal objection to several aspects of this planning application.</p> <p>In looking at the application I have endeavoured to reference my concerns to Camden's planning guidance and in particular the Camden Square Conservation Area Appraisal and Management Strategy adopted in May 2011 (CSCAAMS).</p> <p>Overall proposal</p> <p>The proposed extension and outbuilding will cover almost half of the existing rear garden space. CPG1 4.25 recognises the important contribution that privately owned land makes to the character of certain parts of the borough and CSCAAMS sets out that the Camden Square conservation area is one such neighbourhood. The gardens at the bottom end of South Villas are much shorter than those at the top of the street making the protection of the green space even more important. I am concerned that this level of infill is inappropriate for the size of the garden and sets a difficult precedent for future infill development in the area, something about which CSCAAMS is clear is problematic.</p> <p>In addition to highlighting several individual points outline below, I would ask that consideration also be given as to whether the overall development is appropriate.</p> <p>Extension</p> <p>The extension itself is around a metre higher than the existing boundary wall (which is original to the properties), and at four metres deep would add substantial bulk over and above the existing wall. This would block a substantial amount of light coming into the garden (this wall is east facing so is the direction from which the morning sun comes from).</p> <p>Note I also believe that the extension would also be visible from Canteloves Road. CSCAAMS notes that "glimpses to green space hidden behind and between buildings are precious and add to the quality of the area" and this needs to be taken into consideration.</p> <p>I would ask that the extension itself be lowered to fit within the existing boundary wall perhaps by lowering the floor of the extension itself.</p> <p>Balcony on upper ground floor</p> <p>The properties on South Villas are on an incline. Number four is higher than number three. A silver birch tree and other greenery in my garden help provide some privacy from the upper ground floor windows of number four without blocking light, particularly during winder months.</p> <p>The application includes provision for a balcony on top of the proposed ground floor extension. At</p>

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

Comment: **Response:**

about a metre higher than the existing wall, this balcony would provide an almost perfect viewing platform for my garden significantly reducing the privacy that currently exists.

I do not consider that this can be mitigated by the inclusion of a fence/ increase in height of the wall as any such barrier which was high enough to provide privacy would need to be nearly a full story above the current wall and would dramatically reduce the sunlight entering the garden.

I object to the inclusion of a balcony above the ground floor extension and would ask that this be removed.

Protection of the silver birch

As noted above, a silver birch tree provides some privacy between the two gardens. This tree is subject to a tree preservation order. This tree is mentioned in the arboricultural report [T3]. However, the arboricultural report does not mention the potential impact on this tree of digging out a rear patio well past the tree itself. I obtain bi-annual advice from an arboriculturist on this tree which I am required to monitor for building insurance. This arboriculturist has confirmed that it is highly likely that the tree roots reach beyond the wall into the garden of number four and hence are likely to be damaged by the excavation of a patio area as suggested. I therefore request that a specific report is obtained on the impact of the building work on the tree and identifies mitigating actions to maintain the health of this tree.

Section 8.0 of the CSCAAMS states:

If building or excavation works are proposed to a property in the conservation area, consideration should also be given to the existence of trees on or adjacent to a site, including street trees and the required root protection zones of these trees. Where there are trees on or adjacent to the site, including any street trees, an arboriculture report will be required with the submission of a planning application. This should provide a statement in relation to the measures to be adopted during construction works to protect any trees on or adjoining the site and justification for any trees to be felled. Further guidance is provided in BS5837:2005 'A guide for trees in relation to construction'.

I would ask that protection of the silver birch roots system is made a condition of the planning consent.

Inclusion of an outbuilding at the rear of the garden

The application provides for an outbuilding for residential use at the end of the garden of number four.

The application notes that the proposed outbuilding is no larger than that in my garden. However, I was permission was only given for this outbuilding because it was a replacement for an existing building that was clearly marked on much older plans (pre dating any conservation area statements) and which was in a state of considerable disrepair. There is no such existing building in the garden of number four so I do not believe that the outbuilding in my property creates a precedent.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0192/P	Craig Alderson	3 South Villas London	06/03/2017 19:14:16 OBJ		<p>I should also note that the building in my garden was deliberately angled to reduce bulk, allow for better capture of light, more privacy and to fit in better with the neighbourhood. The plans submitted show the maximum depth / height of the building as a comparator, but this does not equate to the total size. The outbuilding is only 3.8 metres in depth at the boundary wall so the proposed building will protrude around 0.7 metres further than my building. There is a small window above the door in the outbuilding which provides morning light and which will be blocked by the outbuilding as it is currently proposed. Should permission for an outbuilding be granted I would ask for consideration to be made to slightly reducing the depth.</p> <p>Final notes</p> <p>The CSCAAMS states that: "High quality design and high quality execution will be required of all new development at all scales, and opportunities for enhancement and further revealing the significance of the conservation area should be taken. The design statements supporting such applications will be expected specifically to address the particular characteristics identified in the appraisal." I do not believe that the design and access statement does this In particular I do not think it addresses the significant reduction in green space and would like to see this included.</p> <p>Please note I would like to be notified of the date of the planning committee and attend if possible.</p> <p>Many thanks</p> <hr/> <p>Dear Camden Council Planning Department,</p> <p>I wish to object strongly to the planning application at Flat C, 4 South Villas, London.</p> <p>South Villas is a conservation area with a calm and peaceful atmosphere.</p> <p>The extension proposed at 4 South Villas is not in keeping with the characteristics of conservation area as outlined in the Camden Square Conservation Area Appraisal and Management Strategy . I particularly object to the roof terrace which will be within inches of my rear window and a huge invasion of my privacy.</p> <p>I hope you consider my point of view when making your decision.</p> <p>Yours faithfully,</p> <p>Craig Alderson</p>