

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0192/P	Vanessa Bancroft	39 Rossendale Way NW1 0XB	09/03/2017 20:17:05	INT	<p>We are the owners of the Ground Floor Flat (raised ground floor) at number 3 South Villas. I am raising a formal objection to the planning proposal in respect of an extension and outbuilding in relation to 4 South Villas.</p> <p>The houses on South Villas were not built with particularly solid foundations and there has already been some historical movement to the building, with the upper floor of number 3 suffering from some bulging of brickwork. Regardless of all of our concerns about the size and scope of the proposals, it is surely possible that any major structural work such as this risks undermining the foundations of the adjoining building and causing structural problems.</p> <p>The proposed extension and outbuilding will cover almost half of the existing rear garden. The Camden Square Conservation Area Appraisal and Management Strategy adopted in May 2011 (CSCAAMS) notes the following with respect to rear garden development "Development which results in the loss of private open spaces is unlikely to be acceptable if it is considered to harm the contribution of these spaces to the character and appearance of the conservation area". From my perspective, this level of infill significantly harms the contribution that the network of back gardens makes to the character of this area.</p> <p>The inclusion of a large roof terrace is a particular concern for us given that it will effectively provide a viewing platform into both of the bedrooms.</p> <p>I am concerned that the tree report does not address how the silver birch in the back garden of number three South Villas will be protected. This tree is subject to a tree preservation order and is a significant privacy filter between the two properties. Protection of this tree should be a condition of planning.</p> <p>Finally, I note the plans for the front of the property do not address bin storage needs. We have had numerous problems with foxes dragging waste from the front garden of number four into that of number three. Whilst not a condition of planning I would have expected that the plans would address the very practical issue of storing the necessary number of wheelie bins and food waste bins needed for all the properties in number 4 south villas.</p>

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2017/0192/P	Laura Goddard	37 Cantelowes Road	09/03/2017 22:47:01	OBJ	<p>I object to the planning application submitted for Flat C, 4 South Villas.</p> <p>Overall Planning Proposal:</p> <p>I am concerned that the overall size of the extension and outbuilding takes up a large percentage of the garden attached to the property and that this will have a negative impact on the green landscape made up of private gardens in the vicinity. I am also concerned that the size of the extension and additional balcony will be seen from the road (Cantelowes Road) and so will also have an impact on the conservation area.</p> <p>The Garden Outbuilding:</p> <p>I strongly object to the outbuilding proposed at the rear of the garden. The proposal includes the removal of a young tree and the documentation submitted does not consider how any trees or other soft landscaping can be incorporated into the design in order for the building to blend and compliment the green surroundings.</p> <p>The mass and bulk of the building would create an eyesore from the viewpoint of the flats situated along Cantelowes Road. There is no vegetation to screen or soften the view from neighbours, a consideration that was given in other planning applications in the area. Currently, our view is of green gardens which create a tranquil environment that is enjoyed not only by the residents but also by a wide range of wildlife. As this is situated within a conservation area, these green spaces and its wildlife should be preserved. The size and design of the outbuilding would distract from this and have a significant impact on the landscape making it feel more built up and cluttered. From our flat, we would see a large bulk building with harsh edges that stand out from the environment rather than compliment it.</p> <p>The online policies and guidance state that "high quality design and execution is required of all new developments and opportunities for enhancement and further revealing the significance of the conservation areas should be taken". I feel that the design of the outbuilding fails to provide this. The design does not attempt to compliment the green space and conservation area. The use of a green roof and/or walls and added foliage as well as a decrease in size and mass would soften the design and shield the building from neighbours.</p> <p>The Camden planning guidance states that 'good design should positively enhance the character, history and nature of the existing buildings on site and adjacent to it and should respect and be sensitive to natural and physical features and should include but is not limited to slope, topography, vegetation, biodiversity and habitats'. I am concerned that the proposed design does not address these requirements or show sensitivity to the surrounding area. The design and access statement does not provide sufficient detail on how this would be achieved either through materials or soft landscaping.</p> <p>As stated in the Camden guidance "Front, side and rear gardens make an important contribution to the townscape of the Borough and contribute to the distinctive character and appearance of individual buildings and their surroundings. Gardens are particularly prone to development pressure in the Borough with their loss resulting in the erosion of local character, amenity and biodiversity and I feel that this loss would occur should the permission for the outbuilding be granted without at least requesting revisions to the design to address the concerns raised.</p>