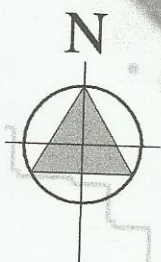


This drawing has been compiled from the Ordnance Survey Plan combined with Estate Agent's particulars from 2013/4. Dimensions shown have not been checked on site and the rear of no.5a is not visible from no.5



proposed side extension
shown shaded

main
living room
window

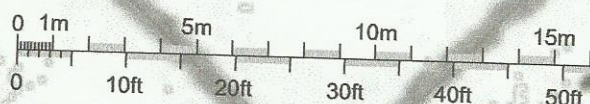
PATIO

5a

5

5 Templewood Avenue, Hampstead NW3 7UY

Drawing ref 1046-10.04.17-3



SCALE

Architects
BROD WIGHT

43 England's Lane London NW3 4YD

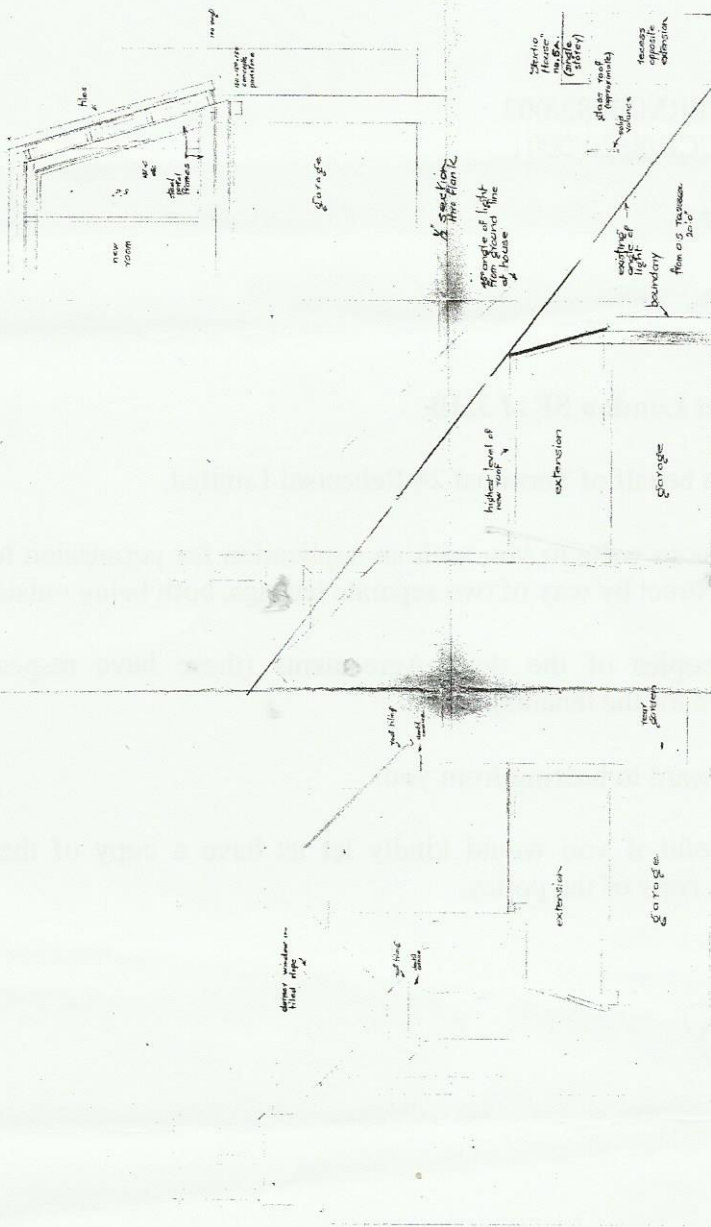
020 7722 0810

office@brodwight.co.uk

www.brodwight.co.uk

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22716(3)



elevation of flank wall 5. Templewood Avenue.

outline section across boundary
proposed extension get back to corner
within existing angle of light.

chgs. 11.1950/4.
scale: 1/2" = 10' 0" inch
relationship between nos. 5 and 5a, Templewood Avenue, N.W. 3,
London Borough of Camden. Planning ref: CTP/05/9/2004(4)

note: this drawing has been carefully
checked and dimensions & photographs
but does not purport to be a measured survey.

W. H. GILBERT, L.R.I.B.A.
TOWN & COUNTRY SURVEY
17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CTP/05/3/19/00016

5 Templewood Avenue Planning Application 2017/1229/P

Comments by Irving and Marion Yass 5a Templewood Avenue 18th April 2017

Our house is next door to 5 Templewood Avenue, having been built in what was formerly the garden of No 5. The attached plan, which has been provided by the Applicant's architect, shows the relationship between our house and No 5, including the proposed new side extension.

We object to this application on the following grounds:

- The proposed development would block the light and outlook of 5a Templewood Avenue, the neighbouring property,
- The scheme cannot be constructed without an unacceptable impact to 5a Templewood Avenue
- The planning application has been submitted without consultation with neighbours or RedFrog and has therefore missed an opportunity to find an acceptable solution
- The proposed rear first floor terrace could lead to unacceptable noise
- The design is inappropriate
- The proposed scheme contravenes Camden policies in relation to quantity and quality of housing
- The proposal fails to comply with Camden's policy on basements and the Basement Impact Assessment (BIA) contains inaccuracies
- The planning application has been submitted in a poorly prepared form that cannot be easily understood or relied upon

The proposed development would block the light and outlook of 5a Templewood Avenue, the neighbouring property

CPG2 Section 4.20 states that "Residential developments should maximise sunlight and daylight, both within the new development and to neighbouring properties whilst minimising overshadowing or blocking of light to adjoining properties". The proposal fails to meet this condition.

The proposed new side extension, which would replace the original garage block, would extend 5.75m behind line of the existing building (measured from the ground floor plan). When it was designed, the architect was unaware that this would block our main living room window. At the pre-application stage Camden planners commented:

"The changes to the side extension are not anticipated to have a detrimental impact on 5A Templewood Road as the massing and scale are located in a similar location to the existing structure and adjacent to a high wall and blank façade of the adjacent property."

However, the side of our house is not all blank wall: a large part of it is a major window that provides light to our living room - see photograph below.



The position of the window in relation to the proposed new extension is shown on the attached plan. The distance between them, measured from this plan is about 6.5m. This window faces south west and allows afternoon sunlight into the room. The extension is 8m high, measured from the side elevation plan. It would block out the light and ruin the outlook. Although pre-application discussions have apparently been taking place for over a year, at no time did the applicant or the architect consult us. If they had taken the trouble to come to look at our house to inform themselves properly on the effect of the proposal on the amenity of the neighbours, the plans would surely not have proceeded this far in their present form. When the Applicant's architect, Jeremy Wight, did come to visit us on 13th April, he said that he would not now personally pursue the application in its present form, but it was for his client to decide.

The proposed new extension will also take light from our dining room and patio. The window shown in the photograph below is the only source of light to our dining room, which also serves as the hallway giving access from the front door to the kitchen and living room. When the first floor extension was added to the original garage, the architect ensured that it did not take our light. The drawing at <http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/3414394/file/document?inline> is titled "relationship between 5 and 5a". It shows the extension set back to be within the existing angle of light from the roof of 5, passing the above-garage

extension, to the ground point of 5a. It also shows that this remains within the 45 degree line from 5a. A copy is attached for ease of reference. The proposed new extension would be much higher than the existing building: scaling from the application plans it appears to be some 3m higher. The applicant's architect has clearly not considered how this would affect 5a. Had we been consulted we would have asked for this to be taken into account. Since the new roof would be a different shape from the existing one, it is difficult to estimate without accurate drawings how much this would affect us, but it is clear that it would lead to significant blocking of light to our dining room window.

The plans also include a window on our side of the extension. Depending on its height and what fencing is provided, this window would overlook the side of our house, including the living room window and the path from our patio to the back garden.

The application should not be approved with this rear extension.

Photograph of our patio, dining room and kitchen taken from close to the wall of the original garage block.



The scheme cannot be constructed without an unacceptable impact on 5a Templewood Avenue

The Construction Management Plan submitted with the planning application quotes Camden's requirement that "A neighbourhood consultation process must have been undertaken prior to submission of the CMP first draft". There has been no such consultation.

The location of our patio in relation to the proposed extension is shown on the attached plan. It is in effect an additional room, with a glass roof and enclosed on three sides, which we use a great deal in the summer as an external living and dining room. The wall between the patio and the interior of the house is completely glazed. The side wall of the original garage block is the fourth wall of our patio.

The relationship between our patio and the original garage block is shown in the photograph above and the one below.

Photograph of our patio looking at the original garage block



Builders demolishing the side wall of the original garage block would effectively be working in the patio, depriving us of its use, with the interior of the house in full view through the window. Mr Wight agreed that it could be considered unacceptable.

The Construction Management Plan states that "Enclosed solid hoarding will be erected around the site....". However, since the side of the garage block forms the boundary with 5a Templewood Avenue, it is impossible to erect a hoarding around

this structure for its demolition without encroaching on our property. Whilst disturbance during construction may not normally be a reason for refusing planning consent, the scheme must be constructible. But, the Construction Management Plan cannot be achieved. There is no way of carrying out the scheme which does not encroach on our property and our privacy.

The planning application has been submitted without consultation with neighbours or RedFrog and has therefore missed an opportunity to find an acceptable solution

The owner, absentee landlord and would-be developer of 5 Templewood Avenue visited us at our request on 6th April only after we had noticed that there was a planning application for No 5 in a routine planning bulletin. In spite of having had pre-application meetings with Council officers in February 2016, this was the first contact that the applicant had with neighbours who will be directly affected by the proposed development. The complete lack of consultation has resulted in misinformation about the likely impact of the proposal and in the loss of any opportunity to develop a more sympathetic scheme which could be acceptable to those directly affected. Similarly, there has been no contact or consultation with RedFrog and hence no opportunity to ensure the proposals align with the draft Neighbourhood Plan.

When visiting, the owner apologised for not having consulted us because she had a lot of other things on her mind. She commented that it was a pity it is that this would affect us in this way and acknowledged that the 1-bed flat was really there for planning purposes. This absolutely reinforces the objection, set out under 'housing' below, that the proposed development is essentially from three flats to a single large house and that the 1-bed flat represents a device to avoid contravention of policy CS6, DP2 and CPG2 Section 6.

The Construction Management Plan submitted with the planning application quotes Camden's requirement that "A neighbourhood consultation process must have been undertaken prior to submission of the CMP first draft". There has been no such consultation.

CPG4 states

The Council will expect consultation with local residents on all basement developments unless the proposed construction work is minimal and will have a negligible effect on the adjoining or nearby properties as evidenced by the developer to the satisfaction of the Council. (para 2.18)

There has been no prior consultation with neighbours on the Basement Impact Assessment, as required by para 3.31 of CPG4 – see below.

The application should be refused as it is not constructible in its present form.

The rear first floor terrace could lead to unacceptable noise

The proposed terrace is unacceptable because it would lead to noise pollution impacting on neighbours. Whilst a first floor terrace is not unacceptable in principle for a first floor flat, it is in this case part of a single large house. It is therefore part of the same dwelling as the ground floor and garden. For a small family such as a retired couple this would not be an issue but a 7-bed house should be occupied by a large family (see CPG2 6.3) to avoid wasteful occupation of such a large residence, and this would inevitably lead to communication between first floor terrace and garden, and hence unacceptable noise.

The design is inappropriate

Although No 5 is not listed, the Redington Froggnal Conservation Area Statement identifies it as making a significant contribution to the character of the area. The wood-framed sash windows are typical of the fenestration of the Quennell houses in the road. The proposed large glazed areas at the back are therefore totally out of character with the rest of the house.

The first floor terrace is similarly not appropriate to this Edwardian building.

The Design and Access Statement argues that the proposal brings symmetry to the house by adding an extension on the eastern side to mirror that on the western side. However, the site is not symmetrical (see comments on the DAS below), and a symmetrical house is inappropriate. Further, it is not clear whether the rear extension on the western side is part of the original building or a later addition. Even if it is a later addition which could be argued to detract from the overall proportions of the rear elevation, that is not a reason to add a rear extension on the other side. Two wrongs do not make a right.

The proposed scheme contravenes Camden policies in relation to quantity and quality of housing

Loss of Housing Provision

No 5 currently comprises three flats, of 5, 4 and 3 bedrooms, converted from what had previously been five flats. The current proposal is for two units, one with seven bedrooms and a one bedroom flat. The intention is clearly effectively to create a large single dwelling. The tiny one bedroom flat – only some 50 sq m – is obviously included simply as a device to get around the policy that would rule out loss of two or more units (ref. CS6, DP2, CPG2).

The overall effect will still be a substantial loss of housing capacity, from a total of 12 bedrooms to eight. A tiny one bedroom flat, with no outside space, will do very little to meet housing need in Camden. And there is no guarantee that it will ever be occupied if the owner of the building chooses to keep it empty. Moreover, the seven bedroom unit is likely to be substantially under-occupied. Camden Council should not allow the applicant to get away with this blatant attempt to circumvent its policy.

Camden Planning Guidance CPG2 Housing, Section 6

Camden Planning Guidance CPG2 Housing, Section 6 ‘Development involving net loss of homes’, provides guidance in relation to Core Strategy CS6 ‘Providing quality homes’ and Development Policy DP2 ‘Making full use of Camden’s capacity for housing’. It is retained as guidance for the emerging Local Plan policy H7 ‘Large and Small Homes’.

Every paragraph of CPG2 indicates clear grounds for refusal of this application, providing clear evidence that the proposal contravenes CS6 and DP2:

CPG2 Housing, Section 6 ‘Development involving net loss of homes’	Relevance to current proposal
Key message: We will generally resist proposals for redevelopment or conversion of housing that involve the net loss of two or more homes	Applicable: the proposed reduction from 3 flats to 1 large house plus a 1-bed flat unsuitable for family habitation constitutes an effective net loss of two homes and represents a cumulative loss from a previous total of 5 homes within the same building
Key message: Developments involving the loss of two or more homes may be acceptable in certain circumstances, including the creation of large homes in a part of the Borough that has a relatively low proportion of existing large dwellings	Applicable: the proposed loss is unacceptable, as it is not in a part of the Borough that has a low proportion of large homes
Key message: We will assess proposals taking into account all relevant material considerations and particularly the history of the site including previous developments and valid planning consents involving the loss of homes	Applicable: the history of the site includes previous loss of homes, in this case from 5 to 3 to the current proposed 1 to 2 homes, all by the same Applicant – see note below for details
6.1 This guidance relates to CS6 and DP2 ... It applies to all development that involves the net loss of homes	Applicable
6.2 The Council seeks to minimise the net loss of existing homes	Applicable
6.3 Many schemes involve combining 2 or more homes into a single large dwelling, and there is some evidence to suggest that where large homes exist in Camden, they are relatively unlikely to be occupied by large households	Applicable and highly likely to lead to under-occupation of 7-bed house. No 17 Templewood Avenue has been replaced by a much bigger house and there have been major extensions to Nos 4, 11, 12 and 15. None of these houses is occupied by a large household. There is also a consent for No 14 to be converted from six flats to a single dwelling (with other new housing being provided in a separate development).
6.4 A town house comprising 5 flats could become one large dwelling through 4 losses of a single flat, reducing the number of occupiers below the capacity of the property, and	Applicable – see note below; and there is no proposal to provide additional homes elsewhere

generating a need for 4 additional homes elsewhere	
6.5 The Council will therefore apply Development Policy DP2 to resist a succession of developments that involve combining small homes to create larger homes. When considering planning applications we will take into account all relevant material considerations including the cumulative loss of units created by past changes	Applicable – see note below – this proposal is part of a succession of developments that involve combining small homes to create a single large home
6.6 Development Policy DP2 does provide for developments involving the net loss of two or more homes where they would create large homes in a part of the borough with a relatively low proportion of large dwellings. This relates to the six wards ... Bloomsbury, Holborn and Covent Garden, King's Cross, Kilburn, Regent's Park and St Pancras and Somers Town	This provision within DP2 does <u>not</u> apply in this case, which is not in the identified wards
6.7 Development Policy DP2 also provides for developments involving the net loss of two or more homes where they would enable sub-standard units to be enlarged to meet residential space standards. We will consider such proposals favourably if existing homes are 20% or more below the space standards and the loss of dwellings is no greater than is necessary to meet the standard	This provision within DP2 does <u>not</u> apply in this case, as the existing homes provide good space; in fact the proposal would worsen the situation as it would create a 1-bed flat unsuitable for family occupation
6.8 Development Policy DP2 also provides for developments involving the net loss of two or more homes where they would enable existing affordable homes to be adapted to provide the affordable dwelling-sizes most needed, having regard to severe problems of overcrowding and the high proportion of one-bedroom dwellings in the Council stock	This provision within DP2 does <u>not</u> apply in this case; in fact the proposal would worsen the situation as it would increase the already-high proportion of one-bedroom dwellings in the form of a 1-bed flat
6.9 The Council will keep Camden Planning Guidance under review	These policies and guidance remain largely unchanged in the emerging Local Plan, thereby reinforcing their relevance and applicability, and retain reference to CPG2 for guidance

The history of the site shows a reduction in number of units from 5 to 3 to the proposed 1 house plus 1-bed flat:

Date	Notes	Accommodation
1972	3x3-bed + 2x2-bed [12604 approved 08/03/1972], scores well on DP5 priorities	13 bedrooms in 5 units
1976	Additional living room above garage [22716 approved 09/07/1976]	13 bedrooms in 5 units
1986	'Existing' drawing for 2008 application shows that by 1986, first floor 1x3-bed + 1x2-bed had reduced to 1x2 + 1x1 with a larger living room for one flat	11 bedrooms in 5 units
1990	Additional accommodation for Flat 1 [1990 application 8905349 states "conversion of garage into a bedroom and the addition of a second bedroom above", renewed 1995 ref 9500436 and updated 1998 ref PW9802688]	13 bedrooms in 5 units
2008	Conversion of first floor from 1x2-bed + 1x1-bed (see 1986 above) to 1x4-bed [2008/2555/P submitted by Belsay Holdings of which Shirley Stone is/was a director]	14 bedrooms in 4 units
2013	Use of ground floor as 1x5-bed flat [2013/1121/P submitted by Shirley Stone] leading to current use as 1x3-bed + 1x4-bed + 1x5-bed flat	12 bedrooms in 3 units
Proposed	Current application for 7 bed house + 1-bed flat [2017/1229 submitted by Shirley Stone]	8 bedrooms in 1 large and 1 small unit

It is clear that there has been a continuing loss of accommodation both in terms of total number of bedrooms and number of units, with the current proposal clearly representing the most dramatic loss. It should be noted that the current Applicant, Shirley Stone, was also the applicant for the reduction from 5 to 4 units in 2008 and for the reduction from 4 to 3 units in 2013.

CPG2 Housing, Section 4

CPG2 Housing, Section 4 'Residential development standards' shows that the proposed 1-bed flat is of minimum allowable proportions and is clearly included in the proposals solely to retain an additional dwelling within the development.

The following points demonstrate how the 1-bed flat has been designed for this purpose:

CPG2 Section 4.14 defines minimum floorspace of 48 sq.m for two people. The proposed 1-bed unit is claimed to be 50 sq.m (which requires independent verification as the claim cannot be confirmed accurately from the drawings in the

planning application). This constitutes the bare minimum space and is completely out of proportion to the extremely generous 1087 sq.m for the 7-bedroom house which far exceeds the standards. All of this is to be compared with the existing, favourable 674 sq.m split sensibly between the existing three flats. On this basis, the 1-bed flat would be barely sufficient for two people and not at all suitable for family habitation. The existing situation is far preferable from Camden's perspective.

CPG2 Section 4.16 states that "The Council will expect bedrooms to meet or exceed the following minimum sizes: First and double bedrooms - 11.0 sq m".

Measurement from the plan shows that the proposed 1-bed flat has a bedroom of 11.4 sq.m (or 13 sq.m including fitted cupboards). As with the overall 1-bed flat, this is the bare minimum and is out of proportion to the extremely generous 7-bed house from which this has been carved out.

CPG2 Section 4.20 states that "Residential developments should maximise sunlight and daylight, both within the new development and to neighbouring properties whilst minimising overshadowing or blocking of light to adjoining properties".

The proposal fails twice against this guidance:

- (i) The only window for the bedroom of the 1-bed flat is within 1 metre of and looks directly at the solid boundary wall; and a tree has to be removed (see ground floor plan) in order to provide light to the living room of the 1-bed flat – surely a better design with a less compromised 1-bed flat could be found that retains this tree.
- (ii) The proposed development increases overshadowing and blocking of light to adjoining properties (as described and illustrated above), which is precisely what this guidance seeks to minimise. A more acceptable proposal might have been possible had the Applicant consulted with her neighbours at any point before submitting a planning application.

CPG2 Section 4.29 states that "All new dwellings should provide access to some form of private outdoor amenity space, e.g. balconies, roof terraces or communal gardens". It is unclear whether the 1-bed flat has any external amenity space; indeed it would be in keeping with the overall design if it had no access to the rear garden.

The proposal fails to comply with Camden's policy on basements and the Basement Impact Assessment (BIA) contains inaccuracies

The BIA does not meet Camden's recent guidelines on basement development (CPG 4) in a number of respects:

- There was no prior consultation with neighbours, as required in para 3.13
- There is no assessment of the cumulative effect of this basement and other basements nearby (para 3.31). The recently constructed double height basement under No 4, immediately opposite, is particularly relevant here.
- There has been no independent verification of the BIA, as required by para 3.33.

There are also some inaccuracies. Para 5.8 states:

Further modelling of surface water flooding has been undertaken by the Environment Agency and was published on its website in January 2014.... This modelling shows a 'Very Low' risk of flooding (the lowest category for the national background level of risk) for No.5 and the adjacent properties on the north-west side of Templewood Avenue.

However, 5a Templewood Avenue was flooded in 2002, with water flowing down the slope from the back garden, flooding the terrace and from there under the back door. The water was several inches deep in the living room. It is not clear why No 5 was not similarly affected. But the construction of an impervious basement under the garden of No 5 would be bound to reduce the capacity of the garden to absorb surface water and make flooding more likely.

Para 10.7.1 refers to a planning consent to remove the magnolia tree which was causing cracking to the wall of our house opposite the proposed rear extension. It assumes that this damage has been repaired. In fact, we were reluctant to cut down the magnolia, which is a beautiful tree, so we had the crack monitored by our insurer's surveyor from April 2014 to September 2015. Since the crack did not get any worse during this time we decided not to cut down the tree and have not yet repaired the crack. We are now concerned that vibration and earth movement caused by construction of the basement could de-stabilise the wall, even if the crack were repaired in the meantime.

The planning application has been submitted in a poorly prepared form that cannot be easily understood or relied upon

A critique of the Design and Access Statement (DAS) is presented below:

DAS Section 1 Pre-application meeting comments

The Design and Access Statement claims that the "Council's Pre-Application Advice [is that] The proposals were deemed to be acceptable in principle provided ...". However, without sight of the advice, it is unclear what "acceptable in principle" means. Accepting the principle of development is very different from supporting the proposal. It is in any case based on misinformation about the likely impact of the proposal. Therefore, this comment in the Design and Access Statement cannot be relied upon as indicating support for the proposals.

DAS Section 2 Policy

Comments on policy are set out above.

DAS Section 3 Recent planning history

Comments on previous planning approvals and cumulative loss of residential units are set out above.

The DAS also refers to application ref 31120 approved 13/02/1981 for a first floor extension + ground floor extension but this is irrelevant and misleading as it refers to the neighbouring property 5a, not 5 Templewood Avenue.

DAS Section 4 Site layout

Figures 5, 6 and 7 in the DAS clearly show asymmetry of the site, with an access drive between numbers 3 and 5 Templewood Avenue, whereas number 5 butts up to 5a on the other side. Hence, all statements about creating balance and symmetry through this proposal are fundamentally flawed. There is no balance or symmetry in the context of the site itself and hence it is inappropriate to apply this concept to any design on the site.

4.2.2 Scale and number of units 3 + 4 + 5 bedrooms 674sq m becomes 7 + 1 = 1087 + 50 = 1137sq m. Far from supporting an argument about increase in overall area, this demonstrates the transfer from three family-sized households (Camden's priority) to one large house (likely to be under-occupied) and one minimally-sized 1-bed flat (a low priority for Camden).

4.2.1 and 4.5 comparison with nearby projects – examples given in Figure 10 are not comparable because these examples have no close neighbours and hence have a different context.

4.2.5 Scale –The proposal is claimed to be not significant in relation to the existing structure overall or when viewed from the street. However, it is definitely significant when considered from 5a, for which no before / after views are offered.

4.4 Applicant's response to pre-app comments

Pre-app comment: "It is considered that the proposal could be revised to remove the two bedroom basement flat and improve the quality of the 1 bedroom unit on the ground floor."

Applicant's response: "The two bedroom basement flat has been omitted and the 1 bedroom unit on the ground floor (flat 2) enlarged and made fully independent from flat 1".

Our comment: It is clear that the 1-bed unit was not previously independent of the 7-bed house and it is apparent that its intended is not as an independent dwelling but an adjunct to the main house This implies a loss of quality housing units from 3 flats to 1 house in contravention of CS6, DP2 and CPG2. The creation of a separate street entrance does not alter this fact as there will be no guarantee that the owner will actually use it as an independent dwelling.

Conclusion

This application has been submitted without any consultation with us and without proper regard to its impact on us. The new side extension would block the light and outlook from our main living room window. The Applicant's architect acknowledges that this is the case and that, since becoming aware that the proposal faces our window rather than a blank wall, he would personally not pursue the application It would be impossible to demolish the existing former garage block without unacceptable intrusion on our property and privacy. There is no way that this can be mitigated and it is therefore a ground for refusal.

Quite apart from the impact on our house, the proposed design is inappropriate to this important Quennell house and the application fails to comply with Camden policies on quantity and quality of housing and basement impact assessments.

We therefore ask the Council to refuse this application.

Irving and Marion Yass