

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1331/P	Clare House	59 Falkland Road NW5 2XB NW5 2XB	18/04/2017 21:06:00	OBJ	We object to this plan because the height of the houses will obstruct the outlook from our house and will seriously restrict the light going into the adjoining gardens.

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2017/1331/P	James Herbertson	67 FALKLAND ROAD London NW5 2XB	17/04/2017 17:03:44	OBJ	<p>We object to the proposed application. The proposal is not in keeping with the conservation area and it will have a profound effect on our property, neighbouring ones and the environment. We are not NIMBY's or anti-development, our concerns are genuine and relate to:</p> <p>1. Conservation area</p> <p>The proposal fails to preserve or enhance the conservation area, by virtue of its poor elevations, its scale and massing which bear no relation to the existing and clear townscape, and the overshadowing of the rear gardens of Falkland road. The proposal does not respond positively to the character of the conservation area. The proposal is an over development of the site leading to a continuous 2/3 storey high wall on Montpelier Grove, not part of the original design structure and at odds with the surroundings. We question whether this complies with DP25 Conserving Camden's Heritage.</p> <p>2. Housing design</p> <p>The increase from a single-storey structure to a two-storey building will significantly reduce the general daylight and morning sunlight entering the rear gardens of Falkland road, in particular at our property and number 69. This we believe is contrary to CPG 2 Housing para 4.20.</p> <p>The proposal will be overbearing in nature to the gardens of numbers 67 and 69. Most of the rooms appear to have ceiling heights not much over 2.2m. This would appear to fall short of CPG 2 para 4.10. While making the room taller would be desirable from the viewpoint of making better rooms, this nonetheless would make the proposal even more inappropriately scaled, especially given the ascending slope of Montpellier Grove rising above Falkland Road. The roof construction doesn't indicate any insulation. We question whether the proposal would be able to comply with Building Regulations part L Conservation of Fuel and Power.</p> <p>The new external patio would not appear to present adequate amenity to view daylight, for either the spaces on the ground floor or above, particularly the frosted glass at first storey on the boundary to no 69. We question how this would be practically cleaned periodically and whether this is contrary to CPG 2 Housing paragraph 4.21.</p> <p>The clerestory windows at ground and first floor within the boundary wall to number 69 appear to have opening lights for ventilation. This will have the effect of creating unwanted noise pollution to the rear gardens of Falkland road, our property and 69 will be most affected.</p> <p>3. The wider environment</p> <p>There are trees within the rear gardens on our property and number 69 that will be potentially affected by the substantial new foundations of the proposal. By virtue of being in a conservation area these trees are protected. There was no tree survey and statement submitted online that we could review making it clear how the safety of these trees will be protected or otherwise. Similarly there appears to be nothing of any sustainable substance, no Eco Homes, BREEAM assessment, no fabric efficiency statement, and</p>

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					no renewables. We have some photos to go with our objection to demonstrate the effect on the light. If we could please be provided with an e-mail address we can send them through. Could not find one on the website.
2017/1331/P	Ursula Allsopp	69a Falkland Road London NW5 2XB	18/04/2017 17:47:22	OBJEMPER	I do not agree with the plan to build 2 x two storey building, in place of the current single story building. I object to it. It will make my garden too dark. I live next door to the proposed building.
2017/1331/P	Richard Ehrlich	45 Falkland Road NW5 2XB	18/04/2017 12:19:01	OBJ	This application is cynical and utterly insensitive. The applicant wants to make a two-storey structure out of a one-storey structure that was built illegally in the garden of number 71. The proposed design is unattractive and out of character for the area, would have the front doors right on the pavement, out of keeping with the area – this is a conservation area. It would destroy forever a lovely view of the western end of this block of Falkland Road from Montpelier Grove, including the spire of Our Lady of Help church. I understand that the owners have some kind of right to keep the structure, even though it was built illegally, but building up should not be regarded as part of that right. Surely the owners could make a decent profit by confining the renovation to a single storey, as at present. The council should reject this application.
2017/1331/P	Will Fulford	28 Montpelier Grove Kentish Town NW5 2XP NW5 2XP	17/04/2017 14:53:48	OBJEMPER	We own the ground floor flat at 28 Montpelier Grove. This development would substantially alter the quality of light into the front bay window of our flat. Furthermore, these plans remove an important local shop, which is not only a convenient resource, but a place where local residents often meet and exchange pleasantries as part of daily life.

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2017/1331/P	Mark Long & Nicola Price	Ground and First Floor 29 Montpelier Grove	17/04/2017 20:03:48	OBJ	<p>We wish to object against the planning application at 71 Falkland Rd. The grounds on which we object are listed below:</p> <ol style="list-style-type: none"> 1. The increase in height on the existing property will block out a dramatic amount of light that currently comes into our bay window on the ground floor. This will have a significant effect due to the room with the bay window being a home office, where I work everyday at my desk utilising the light that comes through. 2. The reduction of light will also have a considerable negative effect in our garden shared by the 7 residents of the 3 flats in our building. This will affect the amount of time we can enjoy daylight in the garden, and also the grass and plants currently planted in the affected area will be receiving very little light. 3: As well as the reduction of light from our lower windows, the proposed work will affect the view and light from our upper windows. It would block out our current view over the gardens and rooftops of Falkland road. We really enjoy these green views and the light coming into the room is very important to us. 4: As we live in a conservation zone, we are quite concerned about the look of these new houses, and the fact that they are not in keeping at all with the rest of the street. They are not set back at all unlike all the rest of the buildings, and the increase in height will be quite imposing on the street compared to what is there currently. This building is the corner of two streets, all of which are Victorian houses with gardens, we think this change in style feels totally inappropriate and completely changes the feel of both streets, with it being very prominent on the corner. 5: This is going to lead to an increase in occupants of the street, and the building currently on the site is already of multiple occupancy. We are concerned about the level of noise increase in the immediate area, and also increased demand for parking in the street. The current occupants at 71 have bin bags out on the street regularly, and these buildings are already imposing and unsightly on the road, as well as being poorly maintained. 6: This site would traditionally have been 1 house with a garden. Under the new proposal it would be 2 houses, plus multiple flats. We think this is a completely inappropriate change of usage of the space. 7. The noise and disruption of the building works will be taking place right next to our home and home office. This is going to be a big problem for me, as I work from home 7 days a week and this level of building work is going to be highly disruptive. <p>There has been no notification or consultation from the owner with ourselves to attempt to take into consideration our needs which we find concerning. Other neighbours who have undertaken much smaller works previously have started a dialogue with ourselves to make sure it is as smooth as possible for all affected parties.</p>

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2017/1331/P	Jeanette Pedersen	69B Falkland Road Kentish Town London NW5 2XB	18/04/2017 22:18:12	OBJ	<p>8: The owners of this site have previously built without permission, and gained planning permission retrospectively. We find this very concerning.</p> <hr/> <p>I object to the proposed application - my two main objections are significant loss of light and loss of privacy.</p> <p>1) The back of my property is directly North facing and relies, especially in the winter months, on east light. The back of the property is already overshadowed by a previous extension added on to No. 71 several years ago, so the proposed plans for the existing single storey structure into a two storey building will significantly reduce the amount of light onto the back garden.</p> <p>2) The proposed plans have windows, which appear to have opening lights for ventilation, at ground and first floor levels within the boundary wall to No. 69, so will be facing directly into the garden. I am a keen gardener and spend a lot of time outdoors - the design and bulk of the development would result in an increased sense of enclosure, a direct loss of privacy and a perceived feeling of being overlooked which would affect enjoyment and use of the garden.</p> <p>I will also supply photos that I hope will support my concerns and objections.</p> <p>MRS JEANETTE PEDERSEN 69B FALKLAND ROAD KENTISH TOWN LONDON NW5 2XB</p> <p>Email: jeanettepedersen@me.com</p> <hr/>