

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/7088/P	Geoffrey Hosking	15 Julian Court 150 Camden Road London NW1 9HU	30/07/2017 10:27:57	OBJLETTE R	The proposed building will occupy a site which at present provides a reasonable measure of space and light around the buildings to north-east and south-west of it. The spiritualist temple, with its sloping roof and a garden at the north-west end, is a much less serious obstruction than the proposed building.

The garden would now disappear. The proposed new building would be three stories high and stretch the entire length of the site at present occupied by the spiritualist temple plus garden. The new building, though no higher than the temple, would not have a sloping roof and would be much longer and bulkier than its predecessor. It would grossly overshadow especially the lower floors of Julian Court. The new building's near wall would stand some 25 yards from the main north-east wall of Julian Court and less than 10 yards from the side of the Court's north-west wing, which has windows looking out towards the space to be blocked. This is extraordinary overcrowding even by the standards of an already congested area of London. In fact, it is reminiscent of 19th century slum dwellings.

It is significant that the recently constructed house on Rochester Square, immediately to the west of the temple, was allowed to be built only two stories high and with a flat roof. The proposed new building would be much higher than this.

The building plans suggest that the proposed new flats would be very tiny and cramped, even by London standards. There will be a very large number of people living there, in an area which is already densely populated. There is no provision for parking space within the new development, while the surrounding roads are already saturated with parked cars; yet those who would live there can scarcely be prohibited from owning or regularly using cars.

The magnificent prunus tree immediately abutting the temple is scheduled to be preserved. But it is difficult to believe that building work so near to it - especially if a basement is to be built - would not fatally damage its roots.

Altogether, this is a grossly inappropriate application and should be rejected.

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30 July 2017