

Gentet, Matthias

From: Daniele Molteni <[REDACTED]>
Sent: 06 September 2017 13:47
To: Planning
Subject: Re: Comments on 2017/4326/P have been received by the council.

Dear Ms Smith and Camden Council,

I have not seen my letter posted on the website in the comment section. I would like to make sure you have received it.

Best regards
Daniele Molteni

Sent from my iPhone

On Aug 31, 2017, at 20:33, "planning@camden.gov.uk" <planning@camden.gov.uk> wrote:

We wish to make you aware of a number of strong objections that we have with regard to the proposed erection of new two storey (plus basement) building fronting Achilles Road, application number referenced above.

As close neighbours to the site of the proposed development, we are of the view that the proposed development is in breach of a number of policies, particularly the policies outlined in the Fortune Green and West Hampstead Neighbourhood Plan, and it will have a serious impact on our standard of living, on the environment and on the residents of Achilles Road, Agamemnon Road and Hillfield Road. Our specific objections are as follows.

****Non-compliance with garden developments policies ****

Per policy A12, in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided. Therefore, the erection of a new two storey (plus basement) building in the private garden currently fronting Achilles Road is in direct breach of the neighbourhood policy. There is no way around it. The removal of trees and green space is already depleting our urban green lungs.

Also, per policy G1, "The NPPF states as a core planning principle (17) that planning should contribute to conserving and enhancing the natural environment and reducing pollution. It also states that "allocations of land for development should prefer land of lesser environmental value". Erecting a new building on top of a private garden is a direct violation of policy.

Also, quoting policy G12, "The London Plan (7.64) says "trees play an invaluable role in terms of the natural environment, air quality, adapting to and mitigating climate change and contributing to the quality and character of London's environment". The Mayor wants to see "an increase in tree cover with an additional two million trees by 2025". The CCS (Policy 15) commits the Council to "protecting trees and promoting the provision of new trees and vegetation, including additional street trees". Its Tree Strategy (CCS 15.22) "aims to retain trees and provide new trees on Council land" and says "we will resist the loss of trees and groups of trees wherever possible". Trees - both on public and private land - make a hugely valued contribution to the character of the Area, and are widely appreciated and enjoyed by those living and working in the Area". Also, per policy G12, "the loss and removal of trees should be avoided unless in exceptional circumstances". Planning Application 2017/4326/P does not provide ground for any exceptional circumstance that may allow the destruction of trees and garden area for the sole purpose of erecting a new building.

**** Environmental and stability concerns****

Achilles Road already suffers from very poor drains and drainage, and frequent flooding. We have legitimate concerns that such a construction will very likely disturb the delicate water table under the surface of that end of Achilles Road, that has already caused frequent problems to at least 55 Achilles Road and to 57 Achilles Road, in the form of flooding. A new building can only potentially further damage the infrastructure and the nearby buildings already affected by the water table, as well as cause pollution of the underlying waters.

**** Loss of privacy and overlooking ****

The proposed site of development is such that the primary amenity area of our garden would be severely overlooked from the new development, resulting in a serious invasion of our privacy. We believe that the proposed development is a direct contravention of Policy 6.3 ("Protecting amenity is a key part of successfully managing Camden's growth and ensuring its benefits are properly harnessed") and 6.4 ("A development's impact upon visual privacy, outlook and disturbance from artificial light can be influenced by its design and layout. These issues can affect the amenity of existing and future occupiers") of the Camden Local Plan. The proposed development does not afford adequate privacy for the occupants of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities.

**** Traffic, congestion and strain on parking and local services ****


Achilles Road, Agamemnon Road and Hillfield Road already suffer from severe strain on parking and local services which are beyond breaking point. More residences will put even more strain on the area. Frequently car jams occur in narrow Achilles Road, and multiple cars are forced to back up for the entire length of the road. I believe that a new building would violate policy D10 ("As a busy urban area, a number of roads in the Area suffer from congestion"), CSS 11.21 ("The demand for movement, deliveries and car parking on Camden's roads already exceeds the space available, meaning that effective management of Camden's road network is essential. The Council will seek to ensure that new development does not cause harm to Camden's road hierarchy, or to the ability of the Council to manage the road network") and 11.25 ("the Council will also seek to ensure that the impact of construction traffic and the servicing of future developments are kept to a minimum").

**** Basement developments ****

We believe the digging out of any basements is not appropriate on Achilles Road and could start a precedence for future works. Per policy A14 and per Camden Planning Guidance CPG4, "the council will only permit basement and underground developments that do not: cause harm to the built and natural environment and local amenity; result in flooding; or lead to ground instability". In the case of Planning Application 2017/4326/P, the water table under the surface of that end of Achilles Road poses an immediate and permanent obstacle to a new building in the first place, and especially to a basement.

We would be grateful if the council would take our objections into consideration when deciding this application. We also wish to stress that this planning application should have been given a longer time for residents to respond, while the notifications have been posted at a time when a majority of residents that would possibly be interested and affected by these works are on vacation and are only just becoming aware of the possible impact. Local Councillors that represent us were also away in August. We would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand.

Comments made by Daniele Molteni of 55 Achilles Road, NW6 1DZ



Preferred Method of Contact is Email

Comment Type is Objection

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