

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4653/P	Barrie Tankel	43a Lancaster Grove London NW3 4HB	28/09/2017 18:08:20	COMMNT	<p>Planning Application 2017/4653/P 3 Akenhurst Road 28 Sep 2017 Application to build a Garden Room at the rear of the garden.</p> <p>Camden Planning Guidance, which is material to Camden making decisions about planning, states that Development in rear gardens should take into account the following...</p> <p>4.22 The construction of garden buildings, including sheds and other structures in rear gardens, can have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally soft and green nature of gardens contributing to the loss of amenity for existing and future residents of the property.</p> <p>4.23 Large garden buildings may also affect the amenity value of neighbours' gardens, and if used for purposes other than storage or gardening, may intensify the use of garden spaces.</p> <p>4.24 Development in rear gardens should:</p> <ul style="list-style-type: none"> <li>a) ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden</li> <li>b) not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area</li> <li>c) ensure building heights will retain visibility over garden walls and fences.</li> </ul> <p>Using the scale from the drawings and dimensions the following areas have been ascertained.</p> <p>Existing Garden Room The existing room in the Northwest corner is circa 3.4 metres square and 2.9m high above garden level (scaled from the plans).</p> <p>Proposed Garden Room The proposed room is 6.0 metres wide x 10.0 metres long across virtually the entire width of the garden leaving about 1.0 metre gap either end. It is 3.6 metres high above garden level.</p> <p>Comment The objections to this application arise due to the length, height and general bulk of the building. It is basically enormous. Its location will have a major impact on the adjoining gardens: the property to the East which has a much shallower garden, detracting from the open character and reducing its sunlight and on the garden to the North from the massive structure. Its height of 3.6 metres will eliminate visibility over the adjacent garden fences. It detracts from the otherwise open spaces. The building will not be visually subordinate to the host garden. It is a separate large structure to be located at the end of the garden. It is 1.2 metres higher than the eaves of the ground floor kitchen to the host flat, which emphasises the impact it will make. The kitchen located at the rear of the main house has an eaves level of 2.4 metres The building is so large, with the main room being 29.0 square metres with large windows</p>

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					<p>to the front and rear, that this space could easily be used as domestic accommodation incorporating bedrooms or perhaps be used as a granny flat. This would not be permitted development.</p> <p>In any event the intention is not to use for storage or gardening and its use will intensify the use of the garden space.</p> <p>We OBJECT to this application and request that it be refused.</p> <p>Barrie Tankel FRICS On behalf of Belsize Residents Association</p>

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