

3 October 2017
4 & 5 Akenside Road
London NW3

Dear Sir / Madam

RE: PLANNING APPLICATION 2017 /4653/P

Flat 1, Ground Floor, 3 Akenside Road, London NW3 5BS

Please find below the consolidated comments on this application from the owners of nos. 4 and 5 Akenside Road.

We strongly oppose the application for the reasons given below:

1. Overlooking and loss of amenity

The submitted drawings fail to show that actual relationship between the application property and the neighbours.

Nos. 4 and 5 are separated from no.3 by a retaining wall and fence which sets them significantly lower. They also have significantly shorter back gardens. The application will overlook their gardens, and any proposal to raise the fence between the properties will be resisted as it will exacerbate an already over-enclosed space. A sketch based in the applicants' section from the other side is attached along with a photograph of the application site from the kitchen at no.4.

Also attached is a site plan that shows that whilst the proposed building may be an acceptable distance from the application property, it is unacceptably close to the neighbouring properties.

We believe this proposal is not in line with Camden's supplementary planning guideline for design, section 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

2. Overdevelopment and effect on the conservation area

We feel that the proposed development is far too large. The proposed 6m x 10m is considerably larger than the planning guideline requirements for a 2-person flat, and its acceptability should be considered along with the size of the extension already permitted to the ground floor and the resulting change in the balance of garden and built space.

We believe the proposal will constitute overdevelopment and would establish an undesirable precedent. This will have a negative effect on the rear garden space and does not accord with the conservation area guideline: F/N32:

Rear gardens contribute to the townscape of the conservation area and provide considerable amenity to the residents and a habitat for wildlife. Development within gardens is unlikely to be acceptable

We also feel that the proposals are not in keeping with Camden's supplementary planning guideline for design:

4.22 The construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens and other undeveloped areas, can often 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 and other open space, contributing to the loss of amenity for existing and future residents of the property

3. Actual use

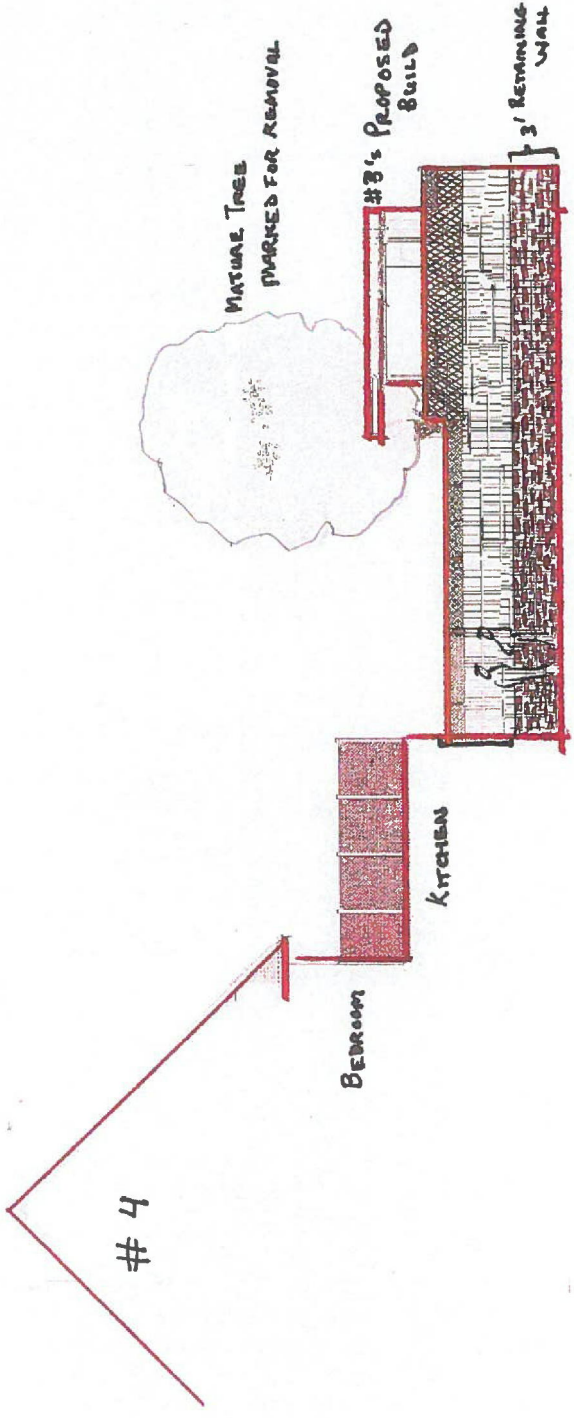
We are concerned that the application may eventually be used for a permanent habitable space such as a nanny flat. The applicants' ground floor and foundation drawing 7NW3KS 03b indicates a bathroom, although this is not shown on other plans and there exists a paved path from the back of the lot with private direct access to the street, without the need to go through the main house. Potentially this structure could be used as a separate residence

24-hour use would considerably affect the character of this backland garden space, and we would insist that planning controls are used to proscribe any such development.

Sincerely,

A black rectangular redaction box covering the signature of the sender.

Mr. & Mrs. Michael G. Wilson, No. 4
Mr. & Mrs. Gregg Wilson, No. 5



LOOKING TOWARDS # 3 FROM # 4





Site Location Plan



Site Location Plan

- A. #3 Permitted extension
 - B. #3's Request for additional build
- 2017/4653/P