

Dear Ms. Meynell,

I am the owner of Flat 2, 12 Hollycroft Avenue. I currently let out Flat 2, and I refer to Nancy's concerns regarding the proposal for the front garden of number 14.

I'm concerned about these plans and the impact that they would have for Flat 2 at number 12. From my understanding, the plan is to remove the side hedge between number 12 and number 14 and replace it with a footpath. My further understanding is that the dustbins will be sited at the footpath and will be screened by a fence.

Unfortunately, this will remove the green outlook, both from the street and from my flat's front window. If this is the case, anyone walking along the street could see straight into my lounge window. I further believe that it will create a higher level of noise disruption for any tenants that I may have.

My current tenants will be moving out in the next few months, and from talking to our estate agent, the current market is a tenants' market, and thus I'm very sensitive to any proposal detracting from the privacy offered currently at Flat 2.

I trust that you will take these under your consideration as you review the revised plans.

Many thanks for your attention to this.

Susan

Susan Griesse



Dear Ms Meynell,

Thank you for speaking to me this afternoon about the revised proposal for the front garden and boundary treatments to 14 Hollycroft Avenue.

It is pleasing to learn that the plans for off-street parking have now been removed. However, the revised scheme still fails to address a number of key issues:

- ∞ Loss of a section of front boundary wall. The traditional boundary treatment in the Crofts is a low retaining wall with a hedge planted behind it. By introducing a gate, and losing an additional section of the already shortened wall, this will preclude the future planting of a hedge behind. The loss of the wall, and space to plant a hedge, will also cause harm to the setting of 14 Hollycroft Avenue, which is identified as making a positive contribution to the Conservation Area, and to the streetscape.

Page 14 of the Redington Froggnal Conservation Area Statement noted that, "There has been some loss of low retaining walls to the detriment of the streetscape". Since the CA Statement was published in 2013, this loss has accelerated.

- ∞ Loss of green outlook from 12 Hollycroft Avenue. In order to erect a fence along the front garden side boundary between 12 and 14 Hollycroft, it appears that the boundary hedge is to be sacrificed for a non-traditional wooden fence and a new footpath. This will cause harm to the streetscape for pedestrians walking along Hollycroft Avenue, and also to the green outlook from the three flats at no. 12.

The boundary hedge is home to robins and great tits, which will become displaced. The failure to provide any biodiversity enhancing measures is also noted.

- ∞ Damage to soil stability. The side boundary hedge is additionally important for soil stability in this steeply sloping section of the street with deep lightwells. The removal of the long-established hedgerow is likely to compromise soil stability. "Limited migration of the chippings" implies that many will end up in the lightwells of both nos. 14 and 12.

The bins should instead be sited in an area where there is already hard surface (eg to the south east of no. 14), rather than introduce new hard standing and a footpath into an area of soft surface.

- ∞ Loss of privacy and noise pollution. The introduction of a footpath to access 7 recycling bins will have a considerable impact on the privacy of the lower ground and ground floor habitable rooms at no. 12 and represents an unacceptable loss of privacy.

Privacy at the rear of no. 12 has already been lost by consent 2015/3208/P, which accepts that there will be overlooking, including from 1st and 2nd floor terraces. Overlooking at the front of the property as well is more than neighbours can be expected to bear. The siting of 7 recycling bins hard up against habitable rooms at no. 12 will inevitably result in noise pollution, both when recycling is deposited and collected.

Page 28 of the Conservation Area Statement notes that where development does not preserve or enhance the Conservation Area this is generally due to, eg: "inappropriate front boundaries", "impact on privacy of neighbouring properties" and "impact on soil stability".

The proposals fail to preserve and enhance the Conservation Area, as required by Camden's new Local Plan, and are contrary to the following Policies:

- ∞ A3 6.58, 6.67, 6.74, 6.75, 6.80
- ∞ A4
- ∞ D1 7.2, 7.4, 7.5, 7.6, 7.19, 7.22
- ∞ D2 7.45, 7.46, 7.53, 7.54.

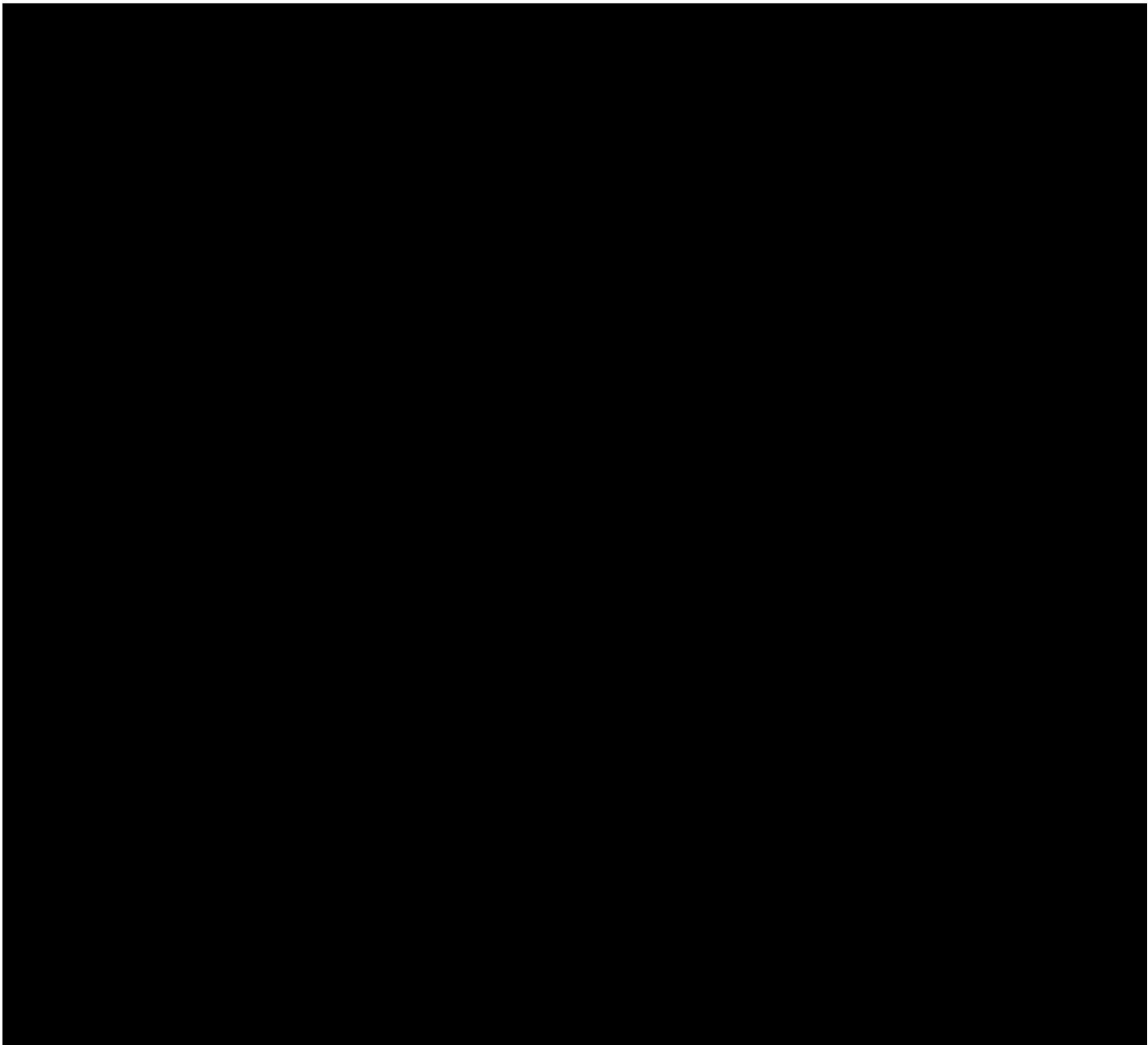
Rear garden summerhouse

A very large, visually intrusive structure has appeared in the rear garden of no. 14. Planning consent has not been sought, and I wonder if the dimensions exceed those for permitted development.

I should be grateful if you would take these grounds for objection into account.

Yours sincerely,

Nancy Mayo
12A Hollycroft Avenue
NW3 7QL



Dear Ms. Meynell,

I should like to correct the section on the rear garden summer house. These comments in fact relate to the new structure in the rear garden of no. 16. I apologise for this.

Kind regards,

Nancy Mayo

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