

From: M Borgeaud [REDACTED]
Sent: 29 June 2018 23:35
To: Clapham, Stuart [REDACTED]
Subject: Comments on Planning Applications for 32 Kylemore Rd

FROM Mr. M. Borgeaud
[REDACTED]
SENT 29 June 2018
TO Stuart Clapham -
RE. Planning Applications for 32 Kylemore Rd, London NW6 2PT
refs 2018/2514P + 2018/2481P

For over 40 years I've lived in Kylemore Road. And together with links with relatives way outside London I have learnt to appreciate the problems council officials face considering building applications and objections from local members of the public. I can only write here as a local, listing what we see as valid problems arising from what suddenly appears as one of the most ambitious building designs from a developer.

Hoping not to waste time, I wish to mention problems that I call principles that seem to be disregarded by large building companies. A basic problem, partly noted by governments, and Camden Council, is how the expansion of buildings is reducing the small proportion of precious, healthy greenery, both for humans and nature. Then there are drawbacks created by new styled buildings: the reduction of traditional qualities of our environment, such as sunlight and privacy; but at the same time - the increase of noise, nuisance and traffic.

I now question some specific developments of No 32. Firstly, how is it possible that the original application for a modest 3 bedroom family home has somehow morphed into a huge 6 bedroom house? Apart from the drawings surely this increase in occupancy requires yet another planning application that can be commented on by the local residents. I've never seen a professional application broken up into these significantly different documents.

The planned diagram of the dormer window at the rear of the building includes not just the window but an extra-large room on the traditional flat roof. The rear of the house becomes 4 storeys high, over-large and inappropriate, for the first time in Kylemore. How would a fire escape be provided?

Mr Bernard's agents make much use of quoting *The London Housing Supplementary Planning Guidance (standard 4.10.1)*. The later plans have doubled the number of bedrooms and therefore up to 12 people could occupy the house. Therefore it follows that the amount of private outdoor space required by the planning guidance should also be increased. The drawings however do not include any garden measurements, and as the available outdoor space on the roof terrace is now much reduced it is impossible to find out if the planning guidance is being adhered to.

There are some aspects of the proposed basement that worry me. Basements were obviously not part of the original street character, and obviously they are regarded as useful by some recent Kylemore

owners. The basement Plan for No 32, compared with such others, is more extensive and a demolition of a large section of the garden. There are several consequences of this renovation that can worry neighbours – such as the excavation and rebuilds of party walls. Another risk denied in the application concerns the water environment. There are worrying interpretations of the degree of flood risk around this part of Kylemore.

Finally there has been a discrepancy regarding planning application 2018/2483/P. The application was registered 8/6/2018, comments were only permitted until 30/5/18, which is before the registered date, and the planning decision appears to have been granted on 12/6/18 – only four days after the application was registered. This has prevented any comments being allowed about this highly controversial application. What does Camden intend to do about this?

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