



Samir Benbarek
Camden Council
Development Management,
Camden Town Hall,
Judd Street,
WC1H 9JE

12 December 2018

Your ref: 2018/5461/P

Dear Sirs,

Planning application 2018/5461/P relating to The Old Dairy 2 Falkland Place London NW5 2PT

We are writing to object to the above planning application, which relates to 2 Falkland Place. We own and live in the house next door, 4 Falkland Place.

You may recall this has been tried a number of times before. See 2016/5780/P.

In all the previous attempts it was rejected including by Inspector at an appeal stage
See Notification of an appeal letter - The Old Dairy, 2 Falkland Place, NW5 2PT - 2016/5780/P – 3176428.

The new design has some minor modification from 2016 but our objections are unchanged. I refer to you our previous paperwork supporting our objection to the application but for convenience I will summarise below.

Our objections to this proposal are as follows ;

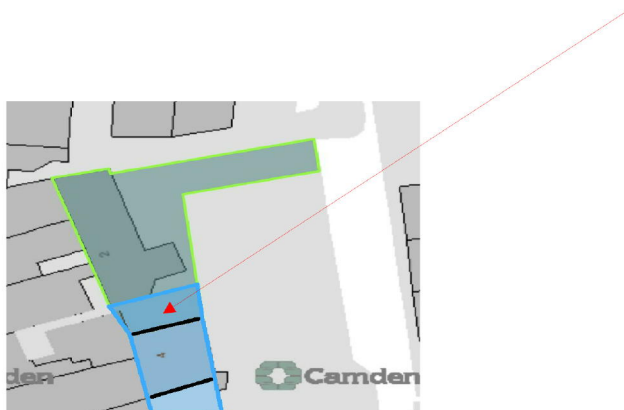
The relationship between our property and 2 Falkland Place

Our house is very close indeed to 2 Falkland Place. The two buildings are 309 cm apart. Any increase in the size of 2 Falkland Place will have an enormous impact on our property.

As you have previously been on a site visit you can see the impact that the proposed development will have on our property.

2 Falkland Place, which is the subject of the application, is shown edged green on the map below. Our house, 4 Falkland Place, is immediately to the south, in blue, and we have a right of access over 2 Falkland Place to the highway.

As was the case in every previous application, the plan image showing the boundary of no 2 on the website is incorrect. It shows the boundary of no 2 to the south side as coming up to the structure of no 4 – the image below correctly shows the northern boundary of no 4's property in blue.



We also enclose the following photos (which we have numbered as follows), which show just how dominant 2 Falkland Place is when looked at from our property, and what an enormous impact the proposed development would have on our property:

1. A photo taken from in front of 2 Falkland Place, on the communal access, looking towards 4 Falkland Place (which is the cream coloured house behind the tree).
2. A photo taken standing in our front door, looking towards 2 Falkland Place.
3. A photo taken from our living room, looking towards the roof of 2 Falkland Place.
4. A second photo also taken from our living room, looking towards the roof of 2 Falkland Place.
5. A third photo also taken from our living room, looking towards the roof of 2 Falkland Place.
6. A photo showing the proximity of 2 Falkland Place to 4 Falkland Place across our courtyard
7. A fourth photo also taken from our living room, looking towards the roof of 2 Falkland Place.
8. The same view visualising the current outlook of 2 Falkland Place

9. The same view visualising the proposed outlook of 2 Falkland Place - this is clearly completely unacceptable.

Planning objections

We have the following planning objections to the proposed development.

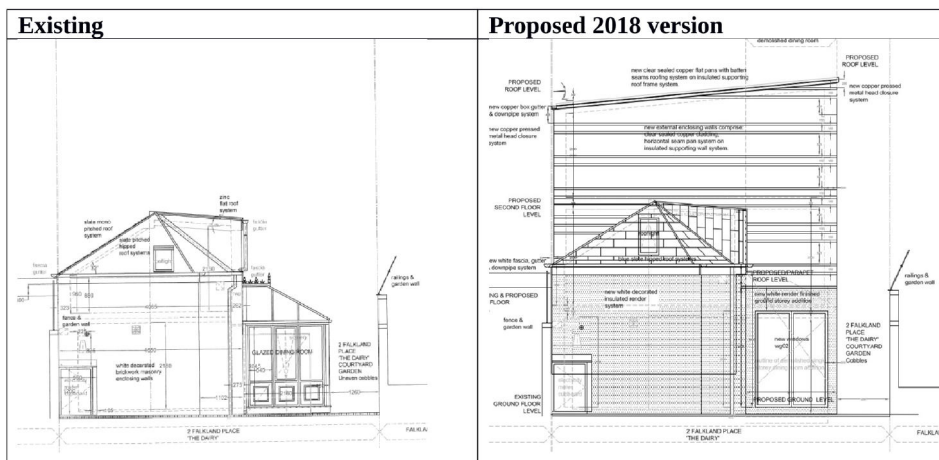
Loss of amenity

The proposed development:

- will substantially reduce the amount of sunlight and daylight coming to the windows in our house
- will ruin the outlook from our windows
- will massively overshadow our property
- will enormously increase our sense of enclosure.

Further, the additional size and probable larger number of residents will increase the noise from the property.

To illustrate those points we set out below, side by side, the drawing of the existing southern elevation of 2 Falkland Place, and the drawing of the proposed southern elevation if the development takes place.



In addition the greater size of the building on 2 Falkland Place will lead to a larger number of residents in that building, with a likely increase in the number of cars used in connection with that building, leading to greater demand for parking on the limited spaces available on Falkland Place.

The design of the extension:

- is not secondary to the building being extended in terms of location, form, scale, proportions, and dimensions and detailing;
- does not respect or preserve the original design and proportions of the building, including its architectural period and style;
- does not respect and preserve the existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- does not respect or preserve the historic pattern and established townscape of the surrounding area including the ratio of built to unbuilt space;
- the proposed alterations are not architecturally sympathetic to the age and character of the building and entirely fail to retain the overall integrity of the roof form;
- there are not a variety of additions and alterations to roofs which create an established pattern and this is not a case of development of a similar form which will not cause additional harm
- the building is part of a group where differing heights add visual interest and where an upwards extension would detract from this variety of form. At the moment, the smaller 2 storey buildings along Falkland Place are secondary to the three storey buildings of Kentish Town Road located in front. Our house is 2 storeys high and appropriate in size for this area and the proposal would be much higher than this
- the scale and proportions of the existing building would be overwhelmed by the extension.
- the claim that no.2 is not visible from Falkland Place is demonstrably untrue , including at night when the property is lit up and is very much a character feature of Falkland place. The vastly oversized and inappropriate building being proposed certainly would be very visible indeed.

We entirely agree with the other observations made in the letter dated 28 June 2016 from Samir Benmbarek as to the adverse impact of the proposed development and we will not repeat those points here.

We therefore ask that the Council refuses planning permission.

Yours faithfully,

