

Objection to planning application

Application number: 2018/5461/P

Site address: The Old Dairy 2 Falkland Place London NW5 2PT

Dear Sir/Madam

I am writing to state my objections against the planning application as stated above. Many of my previous concerns against the original application (2016/5780/P) still stand.

In the revised access and design document it has been addressed that the site does not fall within the conservation area itself, however it does border Falkland Open Space which is part of the conservation zone. The revised plan remains over-scaled and unsympathetic in design, averse to the 'Camden Development Policies' following points:

DP25.2 – *'The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area.*'

DP25.3 – *'The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops...'*

DP25.9 – *'... the character or appearance of our conservation areas can also be affected by development which is outside of the conservation areas, but visible from within them.*'

The suggested scale and positioning of the plans close to the open space boundary will be overbearing when using the space and the increased density of the build will heighten a sense of enclosure in the area, thus infringing on the privacy and the quality of time spent by families using the valued space. It is also entirely inappropriate to have residential windows of such a scale directly overlooking children at play. The front elevation (and proposed playing fields elevation) drawings suggest an increase in both the number of windows and scale of existing windows at the current site - leading to a loss of privacy and being increasingly overlooked for both myself and the other family homes in Falkland Place. The increased scale of windows is also likely to add to light pollution in the area, negatively impacting the surroundings further.

This design is not in keeping with the current scale and style of architecture of the surrounding homes and non-sympathetic materials used. This is strongly averse to both the 'Camden Core Strategy' and 'Camden Development Policies' namely sections:

DP24.1 – *'... development to be of the highest standard of design that respects local context and character.*'

DP24.12 – *'Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings.*'

DP24.12 – *'...attention should be paid to responding closely to prevailing scale, form and proportions and materials.*'

The existing structure is mostly hidden by the adjoining wall to the Open Space and therefore has minimal impact regarding enclosure in a small space or infringing on neighbours

privacy. A daylight/sun assessment has taken place, however, it does not clearly state if the amount of natural light that reaches the Open Space will be affected. Ultimately this will impact on the nature, wildlife and the level of family enjoyment in the open space, against the following 'Camden Core Strategy' and 'Camden Development Policies' points:

CS15.6 – '*We will only allow development on sites adjacent to an open space that respects the size, form and use of that open space and does not cause harm to its wholeness, appearance or setting, or harm public enjoyment of the space.*'

DP24.19 – '*Extensions and new developments should not cause the loss of any existing habitats.*'

The proposed plans would potentially increase the number of residents by a minimum of threefold. Falkland Road is already heavily congested and difficult to park on; an increase in residents will only make this problem worse. Falkland Place is located on a pedestrianised walkway with no through access for vehicles. If the plans were to be approved delivery of materials would be severely hindered by access problems to the site. Large vehicles at the Falkland Road/Place junction cause severe congestion in the area, impacting on Fortess Road as cars are unable to pass and queues form on the main road, shortly before the junction. The increase in traffic is a potential danger hazard for children especially as they visit the playground and open space in addition to local residents using the area as a safer alternative to walking along Fortess Road/Kentish Town Road.

Due to the close proximity of the surrounding houses in the Falkland Place area, the noise created from the extra traffic and building works would be detrimental to a number of households. The ability to move materials safely in and out of the narrow entrance to the site will prove a complex task, therefore prolonging the length of time to complete the works. This will result in unnecessarily high levels of fumes and vibrations from the work, thus making the Falkland Place pathway and the open space unsafe for children and families in the area – far from their intended purposes. Falkland Open Space has been recently renovated, if these plans are approved this would severely impede the use of the area, a treasured amenity in a dense urban environment. The open space is something that has been shown investment in terms of Council money and time taken to consult on local user and neighbour opinion.

I also hold concerns to statements held within the Construction Management Plan. 'Details required of how the site will be accessed and serviced during the construction works for movement of materials, construction activities to ensure no conflict..... There is no Contractor appointed at this stage for the proposed development but all the above requirements shall be achieved'. How can planning be granted without any evidence, prior thought or acknowledgment of how logistically this build could happen without it being clear what a detrimental impact it would have on users, homeowners in the surrounding area? This build requires both a Demolition Management Plan and a Construction Management Plan – the fact that these extra measures are required suggests that the suggested plans are inappropriate and not suitable?

I hope you consider my above points when making your decision.

Kind regards
Francesca Butler

