

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/4763/P	Michael Daniels Legal Representative of owners 1 St Johns Wood Park, NW8 6QS	25/02/2019 17:43:15	OBJ	<p>1. Seddons Solicitors of [REDACTED] are appointed by the owners of 1 St Johns Wood Park, NW8 6QS. We are instructed to submit these comments by our clients.</p> <p>2. The indication of our clients wish/interest to attend committee and speak at committee refers to them personally but where possible our clients may nominate a representative or expert to speak on their behalf.</p> <p>3. Our clients property is a two storey (plus loft space) semi-detached single dwelling residential property located immediately adjacent to the land where the development is proposed. Our clients object to the proposed development being approved or allowed to proceed.</p> <p>4. Our clients objection to the development going ahead is based on the following reasoning:</p> <p>a. The scale of the development (and building) is disproportionate to the area and the immediate neighbours including our clients property;</p> <p>b. The building will be 4 storeys higher (not taking into account the loft space) of our clients property and will immediately neighbour it with a very small space of separation between the buildings;</p> <p>c. The height of the proposed building is going to result in a significant Loss of light and overshadowing to our clients property and neighbouring properties as well as loss of view;</p> <p>d. Again, the height of the building is going to result in significant loss of privacy for our clients property particularly as there appears to be windows proposed that will face directly into our clients property;</p> <p>e. The previous buildings on the site consisted of 6 domestic garages, therefore this development represents a significant departure from the land's previous use;</p> <p>f. Previously an application for a single residential 3 storey house was proposed and was apparently approved. This development for example would be more in keeping with the area and the row of houses who immediately neighbour the proposed development and again reflects a significant departure from what was previously seen as suitable for the site. In addition this previous development is indication that a more modest single dwelling was viewed as a sensible development of the land in 2013/2014;</p> <p>g. The design proposed is an overdevelopment of the site, the size of the site is similar to that of our clients property yet the number of separate dwellings includes of 3 x 4 bedroom flats, 3 x 3 bedroom flats and 3 x 2 bedroom flats;</p> <p>h. There is a lack of green space, open space and general lack of landscaping proposed;</p> <p>i. The building is not aesthetically pleasing or in keeping with the immediate local area and neighbouring properties;</p> <p>j. The scale of the development will result in a high density of people on a small site, and there is reasonable concern that:</p> <p>i. There will be an increase in traffic (traffic generation) in the immediate area which is already a busy area,</p>

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- giving rise to highway safety concerns as well as inconvenience to local residents;
- ii. The development does not provide any parking facilities (despite being initially proposed), placing further pressure on limited parking in the area;
- iii. Noise disturbance and nuisance to our clients property and neighbouring properties.
- k. The development appears to have little benefit to the local community in that it is a private development with limited provision for affordable housing in the area;
- l. A concern that the building being so close to our clients that it will be unavoidable that damage will be caused to our clients property during the construction phase;
- m. A concern that the basement development will cause ground movement damaging our clients property and neighbouring properties;
- n. The comparison of the proposed development to other larger properties in the area is not a reasonable comparison on the basis that none of the comparisons immediately neighbour our clients property and many of the comparisons appear to be more sympathetically constructed be it with a greater separation between them and any neighbouring buildings and/or the presence of green space and open space;
- o. The development will likely cause a loss of value to our clients property in particular owing to the unreasonable proximity of the proposed building to theirs;
- p. The construction phase will unreasonably impact our clients day to day life due to the extremely close proximity of the development and building to their property;
- q. Our client has two children who will be effected by the construction phase more acutely than the average or typical person owing to specific health reasons which have not been set out here for the sake of their privacy but can be outlined upon request by the local authority.
5. Advice is being sought from planning experts in the local area with a view to producing a more detailed objection to Camden Borough Council in due course. It has not proven possible to obtain this advice in the time available. Our clients therefore reserve the right to make further submissions in due course.
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