

From: [REDACTED]
Sent: 26 February 2019 16:49
To: Planning Appeals [REDACTED]
Cc: Planning [REDACTED]
Subject: Application Reference: 2018/2343/P

Attention Patrick Marfleet

We have previously submitted comments on 15/07/2018 on the application reference 2018/2343/P by the SAV Group for the Erection of a single storey outbuilding in rear garden.

In addition to those submissions, we have now taken legal advice and we have been directed to the Camden Planning Guidance Design CPG 1

It is critical to understanding the strength of the local opposition to this proposed building to consider that this structure is proposed to be built in a conservation area surrounded by listed homes, it will only be a few metres from the home of many neighbouring flats and immediately adjacent to their gardens, the proposed structure is 3 metres high and will be considerably higher than the neighbouring walls, it will contain washroom facilities and could hold 60-90 people on a standing basis according to fire service guidelines.

Given that we understand Vernon House will have accommodation for around 60 persons, it is obvious that this is a radically different proposition than a garden outbuilding for use by the residents of a single family home or a few flats. The planning officials when asked were unable to cite any similar buildings being approved in such circumstances in the area.

Referring to the Guidelines for Development in rear gardens in CPG 1, it is clear that the proposed outbuilding fails to comply with the guidelines. This includes a failure to comply with the following guidelines:

4.22 The construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens and other undeveloped areas, can often have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property.

It is clearly the case as indicated in the submissions made by ourselves and others that this proposed structure will have a significant impact upon the amenity and character of the area. It will detract from the generally soft and green nature of gardens and other open space, and it will certainly result in the loss of amenity for existing and future residents of the property, including in terms of the noise that can be expected to be generated from its use by the 60 occupants of Vernon House and guests.

4.23 Large garden buildings may also affect the amenity value of neighbours'

gardens, and if used for purposes other than storage or gardening, may intensify the use of garden spaces.

Again, this will clearly be the case. A building of this size that can accommodate that many people will certainly affect the amenity value of the neighbours' gardens through the noise that will be generated by the regular use by such potentially large numbers of people, and the much intensified use of the outdoor area including in all kinds of weather

4.24 Development in rear gardens should:

- not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area

Again, it will certainly detract from the open character and garden amenity of the neighbouring gardens for the reasons submitted in the submissions you have received, including the loss of green space and the potential for similar structures in the neighbouring gardens if this application is approved

- use suitable soft landscaping to reduce the impact of the proposed
- use materials which complement the host property and the overall character of the surrounding area. The construction method should minimise any impact on trees (also see Landscape design and trees chapter in this CPG), or adjacent structures

A number of objections have been made to the proposed materials for the roof and the building more generally as well as to the use of bamboo

A number of objections have also been made in relation to the impact of the chosen materials on the view from surrounding properties, their lack of keeping with the character of the existing gardens in the area and the concerns re the impact on existing trees

4.25 Pockets of privately owned land make important contributions to the character of certain parts of the borough... Building on such areas will generally be discouraged.

It is clear from the submissions that the gardens of Vernon House and that of 9, 10 and 11 St Mark's Square make important contributions to the character of the area between Princess Road and the canal and that the character of the area would be significantly and detrimentally altered if this building is allowed to proceed. Further, if this building is allowed to proceed then each of the other gardens at 9, 10 and 11 St Mark's Square would undoubtedly be similarly entitled to proceed and the character of the gardens in this area would be destroyed

CPG 1 also confirms that Good design should:

- positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views. This is particularly important in conservation areas;
- ensure buildings do not significantly overshadow existing/proposed outdoor spaces;

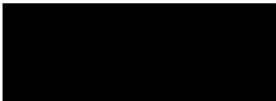
- consider the extent to which developments may overlook the windows or private garden area of another dwelling;
- consider views;
- consider the degree of openness of an area and of open spaces, including gardens including views in an out of these spaces

It is clear from the submissions that have been made that to allow this building in the conservation area will not positively enhance the character and nature of either Vernon House or the neighbouring homes, will overshadow existing open spaces and will detract from the local views of the residents. Further the Council has confirmed that in CPG 1 that "Vegetation of all types is at a premium in Camden given the Borough's dense urban environment. Camden's tree canopy and other existing vegetation are integral to its character. Allowing this reduction in garden space in this garden (and then the neighbouring gardens) certainly conflicts with these values. Camden has recognised that "Gardens are particularly prone to development pressure in the Borough with their loss resulting in the erosion of local character and amenity, biodiversity and their function in reducing local storm water run off." CPG 1 also recognises that "Rear gardens are important as they form part of the semi-public domain where they are over looked by large numbers of properties and the occupants of surrounding buildings benefit from the outlook" and this is certainly the case in relation to the garden area we are considering here.

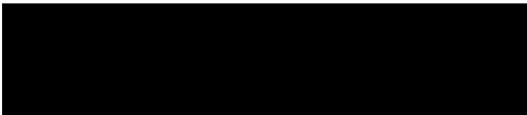
Please do not let this unnecessary development which fails to meet the planning guidelines destroy the rightful enjoyment and amenity value of the neighbours' homes and gardens and impair the character of the neighbourhood and this conservation area. We once again respectfully ask that this planning application be rejected.

We have not addressed here the use of Vernon House itself which was given planning permission for a workers hostel use. We and other residents have expressed concern that there not be any change in that use. We understand that the Camden shares our concerns in that regard.


Laurie and Anne McFadden



Laurie McFadden
Partner



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