

**Mr Lawrence Cartier
17 Hollycroft Avenue
London
NW3 7QH**

E: [REDACTED]

Mr Peter Peres da Costa
Camden Planning Officer

**Sent by email: david.peresdacosta@camden.gov.uk
CC: planning@camden.gov.uk**

3 April 2019

Dear Mr Peres da Costa

Re: 2019/1113/P 7 Rosecroft Avenue – Objection

We are the owner/occupier of 17 Hollycroft Avenue, NW3 7QH, which is where we have lived for the last 25 years.

We have reviewed the above Planning Application made in respect of 7 Rosecroft Avenue.

We write to object to the Application.

The grounds of our objection are the same as those specified in the letter dated 31 March 2019 which you have received from Redington Frognaal Neighbourhood Forum. Rather than duplicate these grounds we attach a copy of this letter and confirm our agreement to its contents and the objection made.

Yours sincerely,

[REDACTED]
Effi and Lawrence Cartier

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REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

31 March 2019

Dear Mr. Peres da Costa

2019/1113/P 7 Rosecroft Avenue - objection

Redington Frogнал Neighbourhood Forum wish to object to the introduction of a habitable room with toilet into the rear garden at 7 Rosecroft Avenue.

This would be harmful to the character of the conservation area and its gardens and contrary to Camden policies A3 6.37 and 6.44, D1 7.20 and D2 7.45, 7.46, 7.53 and 7.54.

The proposal is for a building three times the size of the existing shed. With a proposed footprint measuring 3.4 metres by 10 metres the building is excessively large. It compares with a Camden maximum garden building size of 5 metres x 4 metres x 3 metres high. It is likely that the "study" with toilet will be used as a self-contained dwelling and the design and access statement implies that the proposed building will have its own occupants.

The Forum also have considerable concerns about the introduction of yet more hard surface into an area with many springs and a large body of underground water:

<http://www.redfrogforum.org/evidence-base/>

This is especially relevant in the light of Camden's status as a "lead flood local authority". In the event of extreme weather, flood water is likely to be directed to lower ground, with considerable implications for properties into Hollycroft Avenue.

The proposed building is also too close to the boundary with properties in Hollycroft Avenue and is likely to have a damaging effect on two trees (contrary to policy A3 6.74 and 6.75 and D1 7.22). Trees in other gardens do not appear to have been marked on the plans.

Glazing on the side and the rooflight will direct artificial light into the rear garden tree corridor and have a harmful impact on biodiversity and to the outlook from properties on lower ground in Hollycroft. No biodiversity enhancing measures have been set out (as required by policy A3 6.67 and 6.80)). We suggest that trees and hedges should be required as mitigation to absorb additional runoff.

With the loss of several important mature trees in the vicinity (eg 3 limes illegally felled by the previous owner of 13 Hollycroft and an ash felled at 7 Rosecroft), the Forum requests TPOs are placed on the remaining trees in the tree corridor here between Rosecroft and Hollycroft.

Yours sincerely,

Nancy Mayo

Secretary

Redington Frogнал Neighbourhood Forum

<http://www.redfrogforum.org>