

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/1697/P	Jeremy Beynon	25/04/2019 12:28:42	OBJ	<p>This is another example of an overzealous property developer who has filed yet another planning application to build two houses at the bottom of two gardens.</p> <p>I object to the development for several reasons, namely :-</p> <p>(1) Over the years I have seen the gradual loss of extremely valuable green space at the rear of Arkwright Road (Nos. 27 - 47) due to property developments. Dozens of flats overlook these gardens with their numerous trees and valuable green space.</p> <p>(2) Loss of mature trees, for example two big and magnificent Weeping Willows were lost due to a single bungalow development. Trees provide a valuable defense against climate change (CO2 emissions) - a subject very much in current news headlines.</p> <p>(3) A very pretty, small, Swiss style chalet house with a steep sloping pitched roof and distinctive decorative bracketed eaves was recently demolished by developers, and in its place we now overlook a square featureless modernist block.</p> <p>(4) The small, very quiet lane which runs behind our houses, accessed via Frogna, will now attract more traffic to the area and yet more CO2 emissions.</p> <p>(5) We already live in a very crowded and high density neighbourhood.</p> <p>(6) Application surreptitiously submitted in April to coincide with the Easter holiday period when residents are more likely to be away, along with only three weeks for objections to be raised by May 6th. A previous application for this development was made over the Xmas/New Year holiday period.</p> <p>(7) Development does not address acute London housing shortage, and is targeted at the high end resale/rental market.</p> <p>(8) The development will encroach on what is already very small garden space. Existing garden space will be lost.</p> <p>(9) This is all about opportunism and attracting the highest resale values and rental incomes in an already crowded neighbourhood.</p> <p>In the interests of all residents overlooking the lovely green space at the rear of Arkwright Road, this planning application should b</p>

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2019/1697/P	Jeremy Beynon	25/04/2019 12:28:23	OBJ	<p>This is another example of an overzealous property developer who has filed yet another planning application to build two houses at the bottom of two gardens.</p> <p>I object to the development for several reasons, namely :-</p> <p>(1) Over the years I have seen the gradual loss of extremely valuable green space at the rear of Arkwright Road (Nos. 27 - 47) due to property developments. Dozens of flats overlook these gardens with their numerous trees and valuable green space.</p> <p>(2) Loss of mature trees, for example two big and magnificent Weeping Willows were lost due to a single bungalow development. Trees provide a valuable defense against climate change (CO2 emissions) - a subject very much in current news headlines.</p> <p>(3) A very pretty, small, Swiss style chalet house with a steep sloping pitched roof and distinctive decorative bracketed eaves was recently demolished by developers, and in its place we now overlook a square featureless modernist block.</p> <p>(4) The small, very quiet lane which runs behind our houses, accessed via Frogna, will now attract more traffic to the area and yet more CO2 emissions.</p> <p>(5) We already live in a very crowded and high density neighbourhood.</p> <p>(6) Application surreptitiously submitted in April to coincide with the Easter holiday period when residents are more likely to be away, along with only three weeks for objections to be raised by May 6th. A previous application for this development was made over the Xmas/New Year holiday period.</p> <p>(7) Development does not address acute London housing shortage, and is targeted at the high end resale/rental market.</p> <p>(8) The development will encroach on what is already very small garden space. Existing garden space will be lost.</p> <p>(9) This is all about opportunism and attracting the highest resale values and rental incomes in an already crowded neighbourhood.</p> <p>In the interests of all residents overlooking the lovely green space at the rear of Arkwright Road, this planning application should b</p>

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2019/1697/P	Peter Ibsen	24/04/2019 16:00:06	OBJ	<p>continued from 1/3</p> <p>2/3...</p> <p>2. Allowing this or ANY build like this could very quickly and easily set a precedence for any other future applications to destroy the entire area which has been so lovingly conserved and rightfully protected by law for a very long time.</p> <p>3. The above point also affecting the thriving and protected wildlife in the immediate area significantly. It would without doubt have a lasting and very damaging effect too. I include permanent destruction of greenery and mature trees.</p> <p>4. The increased noise and disturbance in an already very busy and crowded area would simply be unbearable for the build period. Including traffic on both Frognal and Arkwright Road which at times is beyond feverish because of the countless schools in the area and Arkwright Road already being a very busy through-road.</p> <p>5. The increase of pollution in the area during the build would simply be unacceptable as well. Arkwright Road already having the highest air pollution in the area.</p> <p>6. To point 4-5: These implications would without doubt also be lasting implications after the build has been finished. For the area and current levels of noise, traffic, pollution and erosion being where they are at, any further would simply be unacceptable on any level. Especially, when every political campaign now centres around minimising all substantially. Lasting implications would also include invasion of privacy and space (including parking) even harder to come by.</p> <p>7. Once again, the buildings themselves seem to very intruding and completely contrary to most other buildings in the area, again, lovingly being kept within the boundaries of the strict local Conservation Policy.</p> <p>.....continue 3/3</p>
2019/1697/P	Peter Ibsen	24/04/2019 16:02:08	OBJ	<p>continued from 2/3....</p> <p>3/3</p> <p>I hope the above sets out my points of view on this ongoing saga and truly hope this application, like all the previous ones, will be rejected again or all and very similar reasons to the last as well.</p> <p>However, and again, I do also hope that the council will take a much longer-term view on the situation as a whole this time and shut down the ability for similar applications to simply keep appearing over and over again. Clearly, a much more permanent rejection once and for all, would be the only just and right solution to this, going forward.</p> <p>Thank you and yours sincerely Peter Ibsen</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/1697/P	Cllr Henry Newman	24/04/2019 10:28:54	OBJ	<p>As a local Councillor for Frognal and Fitzjohns, I would like to object to the proposal to build two new houses in the gardens behind Arkwright Road.</p> <p>I believe the development would lead to an unacceptable loss of valuable open green space, including trees and other mature planting. These open spaces are important visual and aesthetic assets, but are also environmentally significant - as habitats, pollution sinks, and in reducing the effects of run-off.</p> <p>There is already strong local opposition to this proposed development and I note that a previous application was withdrawn after considerable local concerns were expressed.</p> <p>The proposed new homes are close to those on Frognal, including for example No 25a, and would inevitably lead to a considerable loss of privacy for neighbouring properties. This would impact on the outlook and light of neighbouring properties in a way that seems unacceptable.</p> <p>I do not believe that this proposal is compatible with Camden's Planning Guidance or that of the Conservation Area, and urge the Council to reject the proposal.</p>

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2019/1697/P	Jeremy Beynon	25/04/2019 12:30:14	OBJ	<p>This is another example of an overzealous property developer who has filed yet another planning application to build two houses at the bottom of two gardens.</p> <p>I object to the development for several reasons, namely :-</p> <p>(1) Over the years I have seen the gradual loss of extremely valuable green space at the rear of Arkwright Road (Nos. 27 - 47) due to property developments. Dozens of flats overlook these gardens with their numerous trees and valuable green space.</p> <p>(2) Loss of mature trees, for example two big and magnificent Weeping Willows were lost due to a single bungalow development. Trees provide a valuable defense against climate change (CO2 emissions) - a subject very much in current news headlines.</p> <p>(3) A very pretty, small, Swiss style chalet house with a steep sloping pitched roof and distinctive decorative bracketed eaves was recently demolished by developers, and in its place we now overlook a square featureless modernist block.</p> <p>(4) The small, very quiet lane which runs behind our houses, accessed via Frogna, will now attract more traffic to the area and yet more CO2 emissions.</p> <p>(5) We already live in a very crowded and high density neighbourhood.</p> <p>(6) Application surreptitiously submitted in April to coincide with the Easter holiday period when residents are more likely to be away, along with only three weeks for objections to be raised by May 6th. A previous application for this development was made over the Xmas/New Year holiday period.</p> <p>(7) Development does not address acute London housing shortage, and is targeted at the high end resale/rental market.</p> <p>(8) The development will encroach on what is already very small garden space. Existing garden space will be lost.</p> <p>(9) This is all about opportunism and attracting the highest resale values and rental incomes in an already crowded neighbourhood.</p> <p>In the interests of all residents overlooking the lovely green space at the rear of Arkwright Road, this planning application should b</p>

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2019/1697/P	Peter Ibsen	24/04/2019 15:54:52	OBJ

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Response:

1/2...

As this letter has become a little longer than expected but all extremely relevant to the above planning application, I'll submit a part after this

I would like to express my deepest and sincerest objections to any additional construction at the suggested site for numerous reasons set out below.

Firstly, I'd like to point out that these new and slightly adjusted plans for the site, seem to be submitted very regularly now and as often as they get submitted, they also get rejected. The truth of the matter is, these applications in themselves are becoming a nuisance to all residents around the site and in the area. Continuously having to object with the same and very obvious and much further reaching reasons every time, seem to become a yearly occurrence.

The simple truth being that NONE of these applications really change any parameters nor (and more importantly) deal with the much further reaching damaging implications both short and long term for all other residence and the area itself. Nor do they adhere to Camden's own policy and for that matter, the much bigger political agenda for the area in any form. With that, not only a further rejection to this application but also any future development of this site should be made much more permanent.

Once again, my obvious and very clear objections to the above application would be:

1. The area in question is a conservation area. I refer to Camden's own Local Conservation Policy. A policy all other residents proudly adhere to and pride themselves in upholding at all times. Any build like this would violate all or most of Camden's Local Conservation Policy in itself. The fact that is even considered goes against Camden's own and very well respected policies in the area. As mentioned above, on this alone, these applications should be rejected without hesitation.

... please see 2/2

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2019/1697/P	Jeremy Beynon	25/04/2019 12:33:05	OBJ	<p>This is another example of an overzealous property developer who has filed yet another planning application to build two houses at the bottom of two gardens.</p> <p>I object to the development for several reasons, namely :-</p> <p>(1) Over the years I have seen the gradual loss of extremely valuable green space at the rear of Arkwright Road (Nos. 27 - 47) due to property developments. Dozens of flats overlook these gardens with their numerous trees and valuable green space.</p> <p>(2) Loss of mature trees, for example two big and magnificent Weeping Willows were lost due to a single bungalow development. Trees provide a valuable defense against climate change (CO2 emissions) - a subject very much in current news headlines.</p> <p>(3) A very pretty, small, Swiss style chalet house with a steep sloping pitched roof and distinctive decorative bracketed eaves was recently demolished by developers, and in its place we now overlook a square featureless modernist block.</p> <p>(4) The small, very quiet lane which runs behind our houses, accessed via Frogna, will now attract more traffic to the area and yet more CO2 emissions.</p> <p>(5) We already live in a very crowded and high density neighbourhood.</p> <p>(6) Application surreptitiously submitted in April to coincide with the Easter holiday period when residents are more likely to be away, along with only three weeks for objections to be raised by May 6th. A previous application for this development was made over the Xmas/New Year holiday period.</p> <p>(7) Development does not address acute London housing shortage, and is targeted at the high end resale/rental market.</p> <p>(8) The development will encroach on what is already very small garden space. Existing garden space will be lost.</p> <p>(9) This is all about opportunism and attracting the highest resale values and rental incomes in an already crowded neighbourhood.</p> <p>In the interests of all residents overlooking the lovely green space at the rear of Arkwright Road, this planning application should b</p>

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2019/1697/P	V. Russell	26/04/2019 08:54:08	COMMEMA IL	Garden sub-division and resculpting existing garden levels impacts biodiversity (green roof replacement only alleviates "some" of impact). Effects on lawn and foliage impacts local ecology - plan quotes "limit tree removal". "Several new mature trees" - How many ? Construction disruption - HGV's / construction traffic affects road safety and parking in extremely busy road used frequently by emergency services. Property on site of Westbourne river underground, and building on sloping ground. Yet no basement assessment required. Why? Hours of working must be restricted (not at weekends) due to noise levels intruding on privacy.
2019/1697/P	V. Russell	26/04/2019 08:54:04	COMMEMA IL	Garden sub-division and resculpting existing garden levels impacts biodiversity (green roof replacement only alleviates "some" of impact). Effects on lawn and foliage impacts local ecology - plan quotes "limit tree removal". "Several new mature trees" - How many ? Construction disruption - HGV's / construction traffic affects road safety and parking in extremely busy road used frequently by emergency services. Property on site of Westbourne river underground, and building on sloping ground. Yet no basement assessment required. Why? Hours of working must be restricted (not at weekends) due to noise levels intruding on privacy.
Total: 8				