
From: [REDACTED]
Sent: 29 April 2019 16:30
To: Diver, John
Cc: Planning
Subject: Objections to Planning Application 2019/1697/P

Categories: CASES

To: Mr John Diver

Planning Officer

London Borough of Camden

By email: john.diver@camden.gov.uk

Cc: planning@camden.gov.uk

29th April 2019

Dear Mr Diver

Re: Planning proposal to build 2 large houses in the adjoining gardens of 29-33 Arkwright Rd

(Ref: 2019/1697/P)

This letter of objection is written by some of those neighbours upon whom the adverse impact of this proposal to build 2 large houses in the adjoining gardens of 29-33 Arkwright Rd will be the greatest. Many others will also be adversely affected by these proposals and will be submitting their own individual letters of objection, as will the signatories to this letter.

This letter has been drafted by those whose names appear below and all of whom have seen and approved this letter before it has been sent to you.

We object to the planning proposal on the following grounds:

1. Loss of green open space.
2. Loss of trees and pollution barrier
3. Loss of wildlife habitat.
4. Traffic congestion and parking pressures.
5. Loss of natural daylight and sunlight to the living rooms of some of the neighbouring houses.
6. Loss of privacy due to overlooking in relation to some of the neighbouring houses.

7. The building works will create huge nuisance, dust and noise and inconvenience for all the local community.

The reasons for our objections are principally as follows:

- a. This is an important Conservation area.
- b. Camden's own planning guidance is against the building of homes in back gardens and which will adversely impact the outlook for neighbouring properties on green open space and which will have an adverse impact on the general well being of the local community. The application does not comply with Camden's Policy CC4.8.76
- c. Many mature trees have already been removed from this site (possibly without prior consultation or consent) and the removal of any further trees will be disastrous for the visual amenity of the area and as a barrier against pollution.
- d. As one of the few remaining green areas in this part of Hampstead this space is very important as a wild life refuge. There is an abundance of ducks, dragonflies, birdlife, owls, bats, foxes, squirrels etc. The proposed green house roofs are no substitute for this green open garden space.
- e. It would be disingenuous for the developer and/or Camden to dismiss objections that there will be increased parking and traffic congestion on the grounds that it is proposed to impose a planning restriction that these be car free homes. The reality is that the owners of the proposed very expensive two houses will be car owners and will park their cars in Froggnal and/or neighbouring streets. It is also probable that the owners of these two houses will ignore the restriction on cars and will simply drive up and down the very narrow lane and park their cars on the development site at the side of the houses where there will be room to do so. Practically it may be difficult for Camden to enforce strictly the car restriction and in time there will be constant breaches of this restriction.
- f. There will be considerable adverse impact on 25a Froggnal in relation to natural daylight and sunlight as the new houses will block out a great deal of such light from the principal living rooms and bedrooms in the rear of 25a Froggnal. The distance of the proposed new houses from the glass conservatory and house at 25a Froggnal does not appear to be compliant with Camden's own planning guidance which requires a distance of at least 18 metres from the nearest point of the new houses to the nearest point (the conservatory) at 25a Froggnal – it seems to be only 6 metres from the conservatory.
- g. The proposed two houses will adversely impact the privacy of a number of neighbouring houses, particularly 25a Froggnal and also the immediate other three neighbouring houses at 25b, 25c and 25e Froggnal as well as 27 Arkwright Rd. The 2 storey height of both houses will mean that they will look down and into the glass roof conservatory and into the living rooms and bedrooms at the rear of 25a Froggnal and into the rear garden. They will also look down into the rear of the houses and living rooms and bedrooms of 25b, 25c and 25e Froggnal and into their gardens.
- h. The proposed 2 houses are overbearing in mass and height in relation to the immediate neighbouring houses.
- i. The access lane where some neighbouring houses are located is appreciably lower than the gardens of the proposed development site. The height of the proposed new houses will be particularly overbearing on neighbouring houses.

We would like this planning application to be heard by the full Planning Committee and to have the right to speak at the planning hearing.

Please reject this planning proposal.

Yours sincerely

██████████ 29 Frogнал)
██████████ Flat 3, 27 Arkwright Rd)
██████████ Flat 4, 27 Arkwright Rd)
██████████ QC (42 Frogнал)
██████████ 25a Frogнал)
██████████ (25a Frogнал)
██████████ (25c Frogнал)
██████████ (25c Frogнал)
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██████████ (27 Frogнал)
██████████ (Flat 6, 27 Arkwright Rd)
██████████ (25b Frogнал)
██████████ (25e Frogнал)
██████████ (25e Frogнал)
██████████ (42 Frogнал)
██████████ (Flat 2, 27 Arkwright Rd)
██████████ (Flat 1, 27 Arkwright Rd)
██████████ (Flat 7, 27 Arkwright Rd)
██████████ (30 Arkwright Rd)
██████████ (Flat 4, 38 Frogнал)