
From: [REDACTED]
Sent: 27 April 2019 15:48
To: Diver, John
Cc: Planning
Subject: Objection to Application 2019/1697/P

Follow Up Flag: Follow up
Flag Status: Completed

Categories: CASES

Dear Mr Diver,

The 27 Arkwright Road RTM Co. Ltd is the Right to Manage Company set up by the owners of the 7 flats in 27 Arkwright Road, NW3 JBJ to self-manage the property in their interests,

Flat 1
Flat 2
Flat 3/4
Flat 5
Flat 6
Flat 7
Flat 8



and on their behalf the RTM wish to **Object** to Application 2019/1697/P.

Our Property and garden are immediately adjacent to 29 Arkwright Road, so this Application materially affects us. The construction of 2 overbearing, large luxury homes in the neighbouring gardens would present a serious invasion of our privacy, severely destroy our current verdant views, remove a haven of wildlife, fell mature trees and cause construction misery on our back doorstep. The accompanying Plans and lamppost notices dissemblingly refer to this green space as 'land to the rear of 29/33' - when in fact what is being proposed is building on back gardens - a practice that is contrary to stated Camden Local Policy. What makes this even worse is that these gardens lie within a Camden Conservation Area.

Let us be absolutely clear, these proposed buildings are not designed to be Affordable Housing. They are multi million pound top end homes. We are dismayed to read in the Pre-Application correspondence that Camden is even considering accepting a financial waiver to the developers to circumvent this little problem. So the Developers and Camden would make a profit, and the community loses out.

The garden of 29 Arkwright was divided by the Shinder family many years ago by the planting of a hawthorn hedge - the obvious precursor of their longterm development plans, and a similar Application (2015/6218/P) in 2015 which was withdrawn after facing intense local opposition. If this current Application was granted, it would set a disastrous precedent for other profit seeking developers to construct on back gardens. We have little enough green space as it is in this neighbourhood, and we are bordered by hugely congested roads (Finchley Road, Arkwright Road, Froggnal) producing pollution that makes Arkwright Road the most polluted road in the Redington/Froggnal area. National and International political and media focus is on the reduction of pollution and preserving the environment and Camden should surely be in the vanguard of this movement.

The year+ construction works would exacerbate an already appalling traffic problem in Frognal, and HGV emergence from the tiny access lane into Frognal would prove hazardous to the public and the heavy pupil footfall to and from UCS school.

No effort was made to consult with close neighbours before this Application was published and, as you are aware, there have been ongoing problems on the Camden website for this Application, initially blocking and then truncating published comments and creating a chaotic system that may well have confused and discouraged potential respondents.

For all these reasons, the Application should be rejected once and for all by the Planning Department.

Yours sincerely,

 (Secretary)

27 Arkwright Road RTM Co Ltd