

[REDACTED]

From: camila [REDACTED]
Sent: 07 May 2019 10:39
To: Diver, John
Cc: Planning
Subject: Re: Objection to Planning proposal to build 2 large houses in the adjoining gardens of 29-33 Arkwright Road (Ref: 2019/1697/P)
Attachments: Stella Acquarone_Objection to Development of Property_29 April 2019.pdf

Dear Mr Diver,

Please find attached my letter objecting to planning permission being given to the application to build houses in the back gardens of 29-33 Arkwright Road.

I'm not sure Camden needs to cram luxury housing into nearby back gardens.

Thank you for the opportunity to register my objection.

Regards,

Dr Stella Acquarone
27 Frogna

Dr Stella Maris Acquarone
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29 April 2019

Mr John Diver
Planning Officer
London Borough of Camden
By email: john.diver@camden.gov.uk
Cc: planning@camden.gov.uk

Re: **Objection** to Planning proposal to build 2 large houses in the adjoining gardens of 29-33 Arkwright Road (Ref: 2019/1697/P)

Dear Mr Diver

I object to planning permission being given to build 2 large houses in the adjoining gardens of 29-33 Arkwright Rd. I'm not the only one objecting. There are solid reasons this proposal should be rejected outright, some for legal reasons, some for environmental reasons, and some for social and adverse quality-of-life reasons. I share all of these reasons:

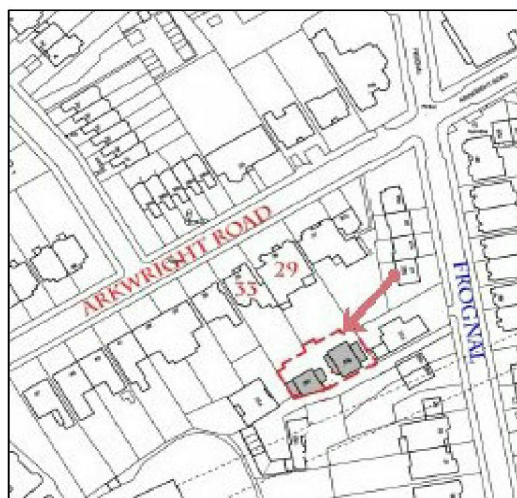


Figure 1 Anyone who actually visits the site can see that for many reasons, granting planning permissions for these proposed luxury homes is silly. (My house is 27 Frognal, shown).

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.

But the principal reasons are as follows:

- a. This is an important **Conservation Area**. Why ignore this fact? Planning Officers should be firm.
- b. The application does not comply with Camden's Policy CC4.8.76.. Planning Officer's know that Camden's own planning guidance is against the building of homes in back gardens. While Camden may need more social housing, **we don't need to cram luxury housing into our back gardens.**

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c. The **applicants have been irresponsible**. Many mature trees have already been removed from this site. Did they get prior permission before removing them? The whole approach to get approval has not been upfront, e.g., notices during holiday time, premature felling of trees, putting forward preposterous designs in the expectation(?) of getting approval for scaled-back plans, etc. We neighbours can see through this strategy. Surely, the Planning Officers can too.

d. As unlikely as it seems, **this green area is a wild life refuge**. We have lots of ducks, dragonflies, birdlife, owls, bats, foxes, squirrels etc. Wild life won't stay where they are not welcome. This is a no-joke issue. A Planning Officer would have to be terribly callous to snuff-out the little neighbourhood wild life habitat remaining in Camden.

e. Let's not pretend. The **luxury houses will open onto a driveway** that currently serves two houses. This is not a "lane". It will never be. The developer cannot simply wave-away the problems of access (during construction) and the reality of parking (after-construction) in order to build an additional 2 "car free" luxury homes! There is no need to quibble on these two points. Granting planning permission for two more multi-storey buildings will only exacerbate the problems of access and parking. And if planning permission is given, these problems don't go away. They will fester until all goodwill and social benefit are gone.

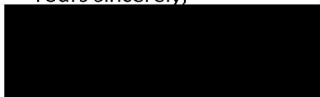
f. These multi-story luxury houses **will block natural daylight and sunlight – forever** – from immediate neighbours, including me. Please try to imagine what anxiety I and my neighbours feel...if built, these luxury houses will block out a great deal of light from our principal living rooms, bedrooms and gardens. For 25a Frognal, the wall of one of the proposed homes will only be 6 metres from their conservatory-living room and upstairs bedroom! I understand that Camden's own planning guidance requires a distance of at least 18 metres from the nearest adjoining points of the houses. What Planning Officer could possibly continence such bullying intrusion which would be felt – and resented – everyday?

g. The **proposed 2 houses are overbearing** in mass and height in relation to the immediate neighbouring houses. The height of the proposed new houses will be particularly overbearing on neighbouring houses. No such design should be given planning permission.

Mr Diver, I appreciate your giving me the forum and opportunity to object to this planning proposal and I trust that the collective voices of us dissenters will be factored into your recommendation. Furthermore, I would be grateful if you could you arrange it so that this planning application is heard by the full Planning Committee and that we dissenters be given the opportunity to speak at the planning hearing.

Please reject this planning proposal.

Yours sincerely,



Dr Stella Acquarone
27 Frognal