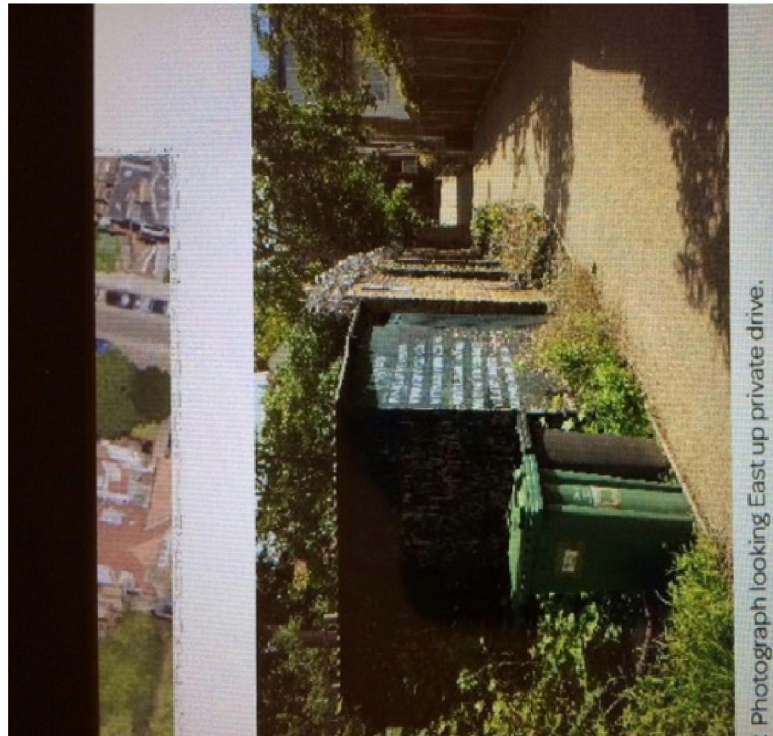

From: carol yeo [REDACTED]
Sent: 05 October 2019 16:34
To: Diver, John; Planning
Subject: Objection to Planning Application 2019/1967/P

Dear Mr Diver,

I would like to record my objection to the proposed development 2019/1697/P of two detached houses in the garden,(not land) of 29/33 Arkwright road, accessed from the lane between 25a and 25c Frognaal.

My family has lived at 25c Frognaal for nearly 50 years and are one of the original owners of the 25s. Thus we have a good knowledge of this area. The applicants' family have felled several mature trees behind the garages down the drive and also within their own garden of 29/33 Arkwright road, with a general erosion of mature trees throughout the years, affecting the natural landscape, wildlife habitat and ambience of the area. There is much natural wild life in this vicinity, visited by many frogs, birds and hedgehogs, squirrels, foxes, bats, owls and other wildlife.

There has also been a grey area as to ownership/freehold of the lane/drive, especially now some of the original owners of the houses have moved out or passed away. Originally there was never any access to the rear gardens of 29/33 Arkwright road, with just the full length yellow brick wall. The bin store for 25b was always there and then also with 25e, with extra planting and delightful grapevines which are still there, the added green storage area was not.

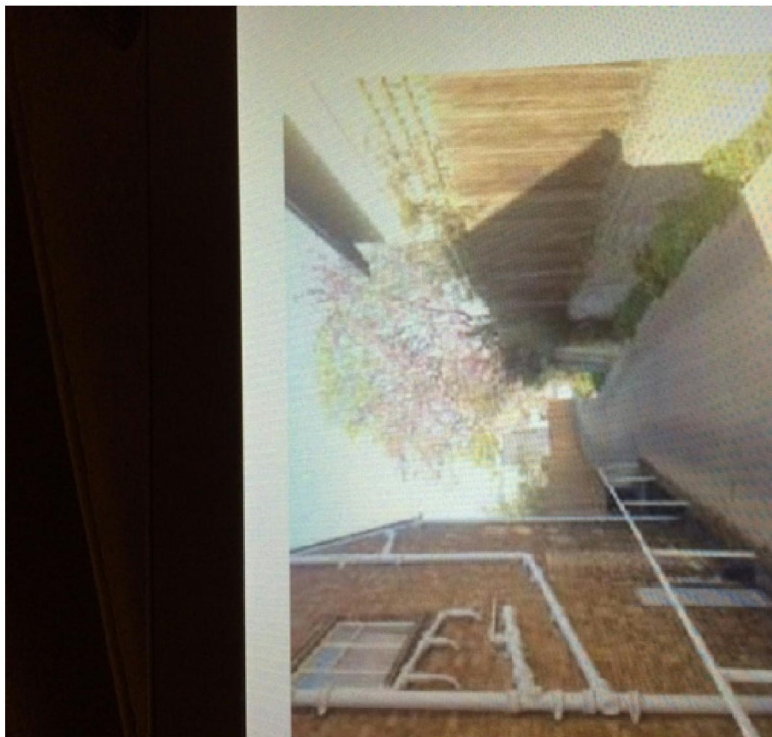
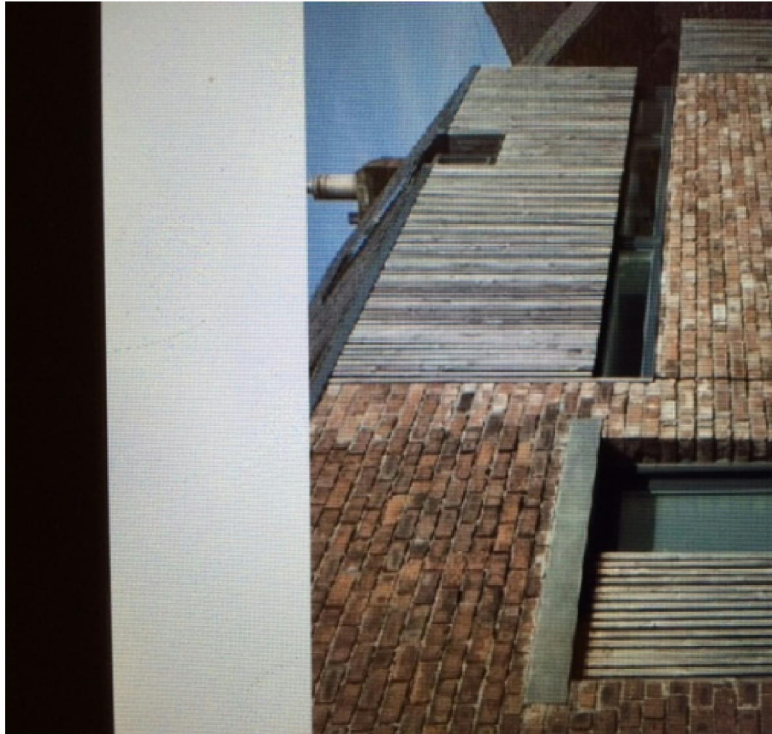


At present the site from the lane looks like this, with a wall yes, but with greenery and open space, trees, light and sky. The view was full with trees but over time the trees in this lane have been felled with a loss of natural habitat but still does have several mature trees standing.



With this development there will be a huge impact on our property, overlooking our house, dining room, bedrooms and garden and feel like it is totally encroaching on us. It will take up and overlook the whole length of our garden, which has been a prized haven of tranquility. There will be a loss of light, sunlight, sky views, visual amenity and sound and air pollution barrier. The build line is right up to the boundary wall to the lane and thus will feel like a great intrusion, almost like in the garden.

This development will feel more like this for us-





In the Design Statement 190428_1514 states that 'The new dwellings will be accessed from the private lane, however as the site is well set back from both Arkwright road and Frognal, the buildings would not be seen from the road or public footpaths' - is it ok to be hidden from public view in a conservation area as opposed to on a street where people will just walk past to and fro their lives but we will have this big development and associated impact right next to us. It will be creating its own new urban streetscape.

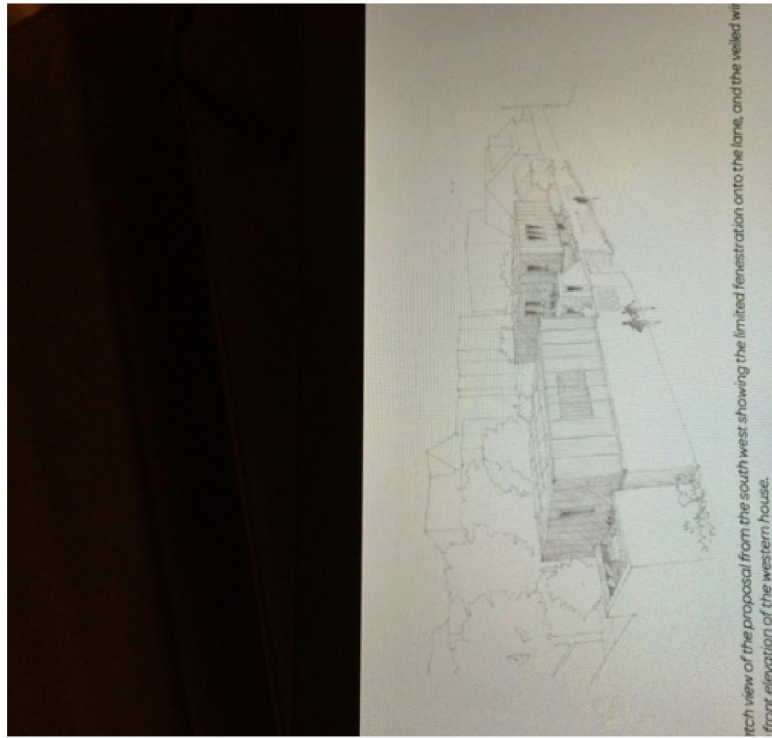
From the design statement- 'The houses have flat roofs in order to restrict the overall height of the development', has in essence just allowed the increase in internal floor area and overall huge bulk of this build.

Also with the narrow lane being access for building works the heavy, numerous and polluting large vehicles required for this build will constantly be at eyelevel with our first floor front rooms and also garden causing direct

constant disruption. There have been similar problems before with large lorries getting stuck between the walls and railings so close to the house and being too heavy for the driveway causing considerable damage. We are in close proximity to many schools with various different school pick ups throughout the day according to age and these extra vehicles must pose a constant and unnecessary risk. Two young families live down the drive and will need to use it constantly, putting them at greater risk too.

We appreciate the other objections related to this planning applications, loss of habitat, trees, views from their properties, conservation area and many more but believe this development will impact us down the drive most greatly as it is less than 4 metres drive width away from us, with associated loss of privacy, loss of light, tranquility, amenity, natural habitat and will be very enclosing, overbearing and claustrophobic. The whole development is too close to the border of the lane, too bulky and too high, especially with the first floor levels having greatest impact being so close to the boundary, with windows from the bedroom overlooking our garden and house.

Windows overlooking house and garden



Arch view of the proposal from the south west showing the limited fenestration onto the lane, and the veiled with front elevation of the western house.

Windows and two buildings so close to garden
on left



Whilst the owners have a large garden and pictures of mature trees to obscure their own development we 25c and 25a, 25b, 25e will have brick walls, high buildings, green roof blocks with shiny photovol cells angled at us, new overbearing bulky buildings and streetscape with a great loss of privacy, and more loss of trees and natural habitats to the front of the houses.

As others have noted, there is a common entrance and gateway between the two buildings, possibly to establish access to further developments in the garden in the future. This also seems a possible reason why these two new houses are being built right up to the boundary line of the lane with no substantial set back from the lane, no front gardens, no planting and no trees to soften such a big development.

Loss of trees and vegetation will also increase the sound and air pollution from the Finchley Road which is a major polluting road thoroughfare and should be of real concern and consideration. The London mayor is trying to increase the tree canopy of London by 10% and we should not be reducing it.

If we were all enclosed back to back gardens such a development would not be allowed in my back garden, so close and so big right next to and overwhelming neighbouring gardens, just because they have a big garden and are adjacent to a very narrow lane. If this were an application for a house extension such a large build would surely not be granted in such close proximity to the neighbours. Imagine everyone building such big buildings in their back gardens for extra office, living space.

Because the gardens of 29/33 Arkwright road seem to have access via the lane does not mean this is a viable development.

Yours sincerely

Carol Yeo