

Ms Kristina Smith  
Planning Solutions Team  
LB Camden  
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St. Pancras Square  
London  
N1C 4AG

10<sup>th</sup> January 2020

Dear Ms Smith,

**Objection to Planning Application 2019/5649/P – 1 Dunollie Road, NW5 2XN**

I am writing to object to the proposed development at 1 Dunollie Road. The proposed development would have the following detrimental impacts:

- **Damage to the Surrounding Conservation Area**

- The design of the development is not at all in keeping with the conservation area and poses a significant harm to the traditional character of the area. Dunollie Road, and the adjoining streets of Countess road, Dunollie Place and Montpelier Grove have no modern developments. Further, no properties on this street have front balconies, which is also totally incongruous with the character of the road.
- It is not in line with the general pattern of building heights in the surrounding area, and proposes to infill an historic visual gap which has traditionally existed between buildings.
- This proposed building does not respect local context and character, nor does it preserve or enhance the historic environment and heritage assets, nor will it integrate well with the surround streets as required in the *Camden Local Plan Policy D1*. It would be detrimental to the street scene.

- **Effect of Design and Size**

- Due to the proposed development's bulk and prominence it would cause an overdevelopment of the site – which is currently just a narrow area with only a one storey garage.
- The scale, massing and height of the proposed development would have a harmful effect on the amenity of my principal living space and garden. Where there is currently the historic visual gap between buildings, this application proposes to infill this. By virtue of the proposed development's proximity and large 3 storey scale this will make my property, and my neighbours' properties an unattractive place to live. From my main living areas and garden, I will be confronted with 2 storeys of modern brick walls.

- The design of the first-floor balcony will overlook neighbouring properties. This will impair the privacy of these neighbours.
- The clear-glazed high-level window will overlook my property and neighbouring properties.
- The application proposes to block off the existing entrance to the neighbouring property, and also proposes to open up a bricked-up sealed access point to the neighbouring property, which would appear to be outside of the scope of such an application, and unfair to the neighbouring property.

- **Basement Excavation**

- The excavation for the proposed basement and front lightwell poses a risk to the roots of the Silver Bird Tree, which should be preserved.
- The proposed excavation for the proposed basement and front lightwell poses a risk to the foundations of neighbouring properties. There is also a concern that the disturbance of ground during the building process could lead to potential subsidence of nearby buildings. This is an area which is already at risk of subsidence and 'shrink-swell clay hazard'. Further, this new basement development could be affected by the results of climate change as this type of excavations for basement development in a clay area may be particularly susceptible to disturbance during our now long, dry summers.

- **Impact of Vehicles**

- The proposed development will add a strain on Parking provisions. Parking spaces are already limited in this area. The application proposes to remove 2 garages, which I can only assume are currently helping to relieve the pressure on the existing on-street parking spaces. Removing these off-street parking areas will only add to the difficulties in finding a space to park in an already overcrowded controlled parking zone.
- The proposed development will be an extremely long building project which would cause much disruption, noise, vibration and dust. From my research I understand digging of basement developments is far more disruptive – and takes longer – than comparable above-ground building projects, and can take two to three years. During this long period the works would disrupt traffic flow, impair disabled access on pavements, generate traffic and take up valuable on-street parking for the required vehicles, machinery and skips that would be needed for the digging out and building of a development of this scale.

I would also like to add that I think it is entirely unneighbourly conduct to take and include photographs of my private living areas and garden and to include these in a public document – particularly without asking permission, as is the case in this planning application. I'm also concerned that the architect has acquired my personal email address/name/address and that this is stored without my permission or confirmation of their data handling and storage provisions. This leads me to believe that that management of the proposed development would not be sympathetic to the neighbours' rights and requirements.

I hope you will take the above points into consideration and I request that planning application is refused.

Yours sincerely,

