


Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1417/P		16/05/2020 13:18:25	OBJ	<p>Camden's Local Plan (7.46) states of Conservation areas, 'in order to preserve or enhance important elements of local character, we need to recognise and understand the factors that create that character... The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves or enhances the special character or appearance of the area.' This Application unambiguously fails to meet Camden's criteria, and would result in over-development of the site. There would be unacceptable effects on the neighbourhood character and adverse effects on the residential amenity of neighbouring residents.</p> <p>The developer wishes not only to create an additional floor to the house, but also to add a large roof terrace. Such a terrace would be unsympathetic to its surroundings and, in scale and dominance, inappropriately large in relation to existing development nearby, therefore, overbearing in its relationship to the character of Maresfield Gardens built form (Conservation Area Statement F/N15).</p> <p>It would not 'sensitive respond' to 'neighbouring properties'. No neighbouring houses have similar structures: 25 has no added terraces, and the modest ones of 27 and 31 were added over 35 years ago, long before the granting of conservation area status in 2001, and even longer before the start of the present plague of fifth-wave gentrification which now completely overwhelms our street. With its entertainment potential and close proximity, the terrace would undoubtedly export unacceptable levels of noise, and perhaps smells, to nearby neighbours - particularly those in flats at the same level - resulting in a marked diminution of quality of life, by impinging on both privacy and the right to peaceful enjoyment. Both the character and appearance of the conservation area and existing views from neighbouring properties would be compromised.</p> <p>For the reasons outlined above, the proposal will not result in a loss of privacy to any nearby residential properties. Furthermore, having regard to the modest scale of the proposed roof extensions and alterations, the development will have no overbearing impact or result in a loss of daylight or sunlight to neighbours. These proposals need to be turned down: they are emphatically not modest in scale, and their implementation would severely compromise the special character and appearance of the conservation area and the amenity of neighbours.</p>