



Dear Madam/Sir,

I set out below the objections of 25 Maresfield Gardens to the above planning application, safe receipt of which please acknowledge.

Camden's Local plan (7.46) states about 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".

These proposals would result in over development of the site and an unacceptable impact on the residents of 25,27 and 31. There would be unacceptable effects on the neighbourhood character, in terms of the extension's appearance in relation to existing development in its immediate vicinity. It would be unsympathetic to its surroundings, and its scale and size would be inappropriate..Its design offers too much dominance over the surrounding houses and would be overbearing both in terms of its relationship with itself, and with the character of Maresfield Gardens' built form (Conservation Area Statement F/N15).

It would adversely affect the residential amenity of all neighbours through over looking, noise potential and loss of privacy. The modest terraces of 27 and 31 were added over 35 years ago, long before conservation status was granted in March 2001, and long before our conservation area was beset with the current spate of overdevelopment. The addition of a large terrace with sliding doors at both ends, in close proximity to 27, its semi detached neighbour, would result in diminution of quality of life for all next door residents. This would include loss of privacy through overlooking, and potential noise and disturbance from the large terrace; the top floor flat would be particularly affected by overlooking and loss of privacy. Both the character and appearance of the conservation area and existing views from neighbouring properties would be adversely affected.

Hugh A. Isaacs.
Company secretary of 25 Maresfield Gardens Ltd.