

Application No: Consultees Name: Received: Comment:

2020/1815/P [REDACTED] 26/06/2020 15:38:45 OBJ

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Response:

17 June 2020

1 Berkley Road NW1 8XX 2020/1815/P

Strong objection.

Green garden space is a key element in the character and appearance of the conservation area. This proposal would further reduce the green garden area of this house which has already been diminished by the substantial garden shed, which it is proposed to retain.

Camden Planning Guidance Altering and extending your home (2019) Good practice principles at 3.1 g and h emphasises the importance of retaining garden space and amenity.

The proposed increase in bulk of the existing rear extension is objectionable. Camden Planning Guidance Altering and extending your home (2019) on rear extensions at 3.3 states that Extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. This is because such extensions no longer appear subordinate to the building. It is clear, especially from the proposed side elevation drawing, that the proposed extension is significantly higher than one full storey below the general parapet level.

The extensions taken together, are not subordinate to the original house: they neither preserve nor enhance the character and appearance of the conservation area.