

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4449/P	I Ronayne	27/11/2020 09:35:39	OBJ	<p>I object on the following grounds:</p> <p>This is too big, and not in keeping with other Achilles Road gardens.</p> <p>A 'garden shed' is of course fine; this has all the hallmarks of an extra room for habitation.</p> <p>It is too wide; it is too tall; it is an eyesore to its immediate neighbours both on Achilles Road and in Berridge Mews. It will be particularly obtrusive from the higher floors of its immediate neighbours. I do not believe such rear garden structures are in keeping with Achilles Road, and it should not be allowed to act as a precedent.</p> <p>I also understand that the garden provided shelter for foxes and cubs for many years and this continual loss of garden green space sadly represents a real loss of wildlife habitats and has a significant impact on the biodiversity of the garden. Building all along the back wall/fence will adversely affect the variety of wildlife seen in the adjoining gardens on our road. Presumably there will be further hard surfacing of the remaining portion of the garden to allow for a pathway from the house extension to the outbuilding, potentially leaving little or no green space at all.</p> <p>The protection of the mature tree directly behind the outbuilding must also be upheld as we all understand the importance of garden trees in urban areas with respect to insect diversity, flood prevention, and moderating temperatures. Is an Arboricultural Impact Assessment needed?</p> <p>I fully understand that families increasingly want to build further out to add space, however, the bigger issue here is how far do we go, and at what cost? The growing trend for hard surfacing back gardens and development of large outbuildings should be a real concern for Camden and the continual loss of green space, loss of wildlife habitats and biodiversity, increased rainwater runoff and raised daytime surface temperatures need to be addressed and managed responsibly.</p> <p>I do not live next to #39 but I feel strongly that this proposed development would set a precedent for future builds of this size and thus affect the properties on the road for all of the reasons stated above. Urban gardens need to be protected.</p>

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2020/4449/P	Catherine Allison	03/12/2020 17:41:29	OBJ	<p>I object to the proposed planning application 2020/4449P for the following reasons:</p> <ol style="list-style-type: none"> 1. Erection of the structure will cause potential damage to the mature tree at no 9 Berridge Mews, which has a Tree Preservation Order on it. The proposed development is very close to the tree, so the build cannot avoid damage to the root system. 2. It is a substantial 2.5m high structure, which will reduce light for the adjacent Berridge Mews properties. It will also be clearly visible from the upper storeys of neighbouring properties in Achilles Road and an unpleasant structure where currently there is open space. 3. The planning application proposes the inclusion of a new drainage channel, which suggests that the development will be used as a dwelling. If this is the case, it is likely to impact the surrounding residents with increased noise and decreased privacy (in particular the residents of Berridge Mews given the closeness of the development to the boundary) when both Achilles Road and Berridge Mews residents already live close together in terraced properties. 4. Overdevelopment of the garden. There is already a new extension for Flat 1, 39 Achilles Road, which extends significantly into the 13-metre garden. This proposed development will further reduce the garden, limiting space for wildlife and natural drainage which should be being protected. The development sets an unwelcome precedent for the area, which is recognised for its green aspect and space in comparison with the more built up areas of West Hampstead.

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2020/4449/P	Janet Pedder and Ted Booth	29/11/2020 12:22:44	OBJ	<p>We object to this planning application for the following reasons :</p> <p>IT IS AN INAPPROPRIATE STRUCTURE FOR A GARDEN OF THIS SIZE</p> <ul style="list-style-type: none"> - It is replacing a small garden storage shed with a large habitable outbuilding. - The living space of 39 Achilles has already been enlarged and garden space lost by the kitchen extension and side infill. - The outbuilding will dominate what is a small urban garden. - It will be clearly visible from and obtrusive to many of the surrounding houses in Achilles Road and Berridge Mews. - It's height will cut out light from neighbouring gardens and the houses at the rear. - The ground at the rear of Achilles Road gardens falls away to the gardens of Berridge Mews. This building could destabilise the ground. - Losing so much of the garden to a built structure will reduce the drainage area and increase the likelihood of flooding , already a problem in these streets. <p>LOSS OF GREEN SPACE</p> <ul style="list-style-type: none"> - This application represents a loss of vital green space in the city which goes against both government and local authority guidelines. - Urban gardens provide a vital resource for all kinds of wild life and are essential to a healthy planet and population. - The gardens of Achilles Road and Berridge Mews form a green corridor for a range of insects and animals including frogs, toads, foxes and bats (an endangered species). This development would break the corridor and have a detrimental effect on the wildlife.

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2020/4449/P	Alexandra East	03/12/2020 21:43:09	OBJNOT	<p>I strongly object to this proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. This property which was previously a 1 bed ground floor flat has just built a ground floor extension under Planning Permission 2020/0300/P. The planning officer commented that this extension, once built, would still retain adequate amenity space in the garden. However, the proposed outbuilding would take up 3m+ of garden, leaving very little amenity space in the garden. 2. The proposed building would replace a largely collapsed and totally dilapidated timber structure (with no foundation) which was previously totally unusable for many years – it was categorically not a residential building. The proposed building would not replace a structure with comparable dimensions/usage and would be creating a permanent structure which was not there previously. 3. The front height is proposed to be 2.5m, which is significantly higher than the garden fences and would create an eyesore for the neighbouring properties (especially number 8, 9, 10, 11 Berridge Mews, and 37 and 41 Achilles Road). The properties on Berridge Mews are c.1.5m lower than Achilles Rd and therefore the proposed outbuilding would significantly block the view and natural light as it would jut above the fence. 4. This proposal would cause disturbance to the very large tree in the back of a Berridge Mews garden which shares a boundary with this property. The tree is subject to a Tree Protection Order, and it is difficult to see how the proposed building could be constructed without causing damage to the tree. I am concerned that the concrete foundation that has already been placed despite planning permission not being granted, is on top of the roots of this tree, and may already be disturbing it. 5. The purpose of this proposed building is unclear but from the drainage system that has already been prepared and is now ready to connect, it appears likely that a bathroom will be installed. Likewise the building will be properly constructed and insulated, implying a residential purpose, despite section 16 on the application form. [If more bedroom space were added in this manner, the route to the road from the proposed outbuilding and the rest of the ground floor flat (a narrow corridor on the ground floor of 39 Achilles Road) may be a hazard if for example the occupants of the 3 bedroom flat above and the 2 bedroom ground floor flat-plus-ensuite-in-the-outbuilding needed to evacuate urgently.] 6. Basement development on Achilles Road are prohibited as it is a road notorious for flooding and subsidence. The small back gardens are essential for enabling water run-off to permeate the ground and soak away naturally. A building with concrete foundations covering almost half of the small garden is likely to impact the flooding risk for this property as well as causing future flood problems for the adjoining neighbours. This is of particular concern as 39 Achilles Road already suffered from subsidence in 2009, and the concrete base of the proposed outbuilding has already been built, without the planning permission being granted. 7. The proposed outbuilding would increase light pollution and noise pollution as people move between it and the main flat, and the elevated nature of the outbuilding would threaten the privacy of the first floor flat as it would provide a direct, clearer view into the kitchen and master bedroom. Privacy would be more likely to be invaded as occupants of the ground floor flat would have a reason to be at that end of the garden very regularly, whereas currently that is not a concern. The proposed building would also be very unsightly for the properties overlooking the green garden, exacerbating the lack of greenery caused by the initial wrap-around extension. 8. It is out of keeping with the rest of Achilles Road and would interrupt the (already very small) strip of green land at the back of the houses. The wrap-around extension that has just been built on this property has significantly increased the living space and potential encroachment of additional buildings can be considered inappropriate over-development. The small strip of green land is important for wildlife and biodiversity, including bats which have been sighted in the area and may roost in the tree adjacent to the proposed development plot (a Bat Survey would be required to ascertain the validity of this).