

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5554/P	Riecha Sharma	10/02/2021 22:09:30	OBJ	<p>I own and occupy a residential property on Lyncroft Gardens and my garden backs onto the proposed new residential development on 9 Parsifal Road.</p> <p>I am concerned that the proposed new residential development will adversely impact the amenity enjoyed by neighbouring properties and in particular, affect their enjoyment of their garden spaces (and those of future occupants). I note the application proposed would lead to the loss of residential garden land on the site itself, with 5 trees to be felled, including 3 in proximity to the properties on Lyncroft Gardens.</p> <p>The National Planning Policy Framework (Feb 2019) states planning decisions should “take into account the desirability of maintaining an area’s prevailing character and setting (including residential gardens).”</p> <p>Section 6 of the Camden Local Plan (2017) on ‘Protecting Amenity’ refers to protection of undeveloped areas including gardens and notes at paragraphs 6.37 the “development within rear gardens and other undeveloped areas can have a significant impact upon the amenity and character of the area. [...] Gardens help shape their local area, provide a setting for buildings, provide visual interest and may support natural habitats. Therefore they can be an important element in the character and identity of an area (its ‘sense of place’).”</p> <p>Paragraph 6.38 goes on to say, “spaces above rooflines, gaps between buildings and even small, sometimes isolated pockets of amenity space, can be vital in supporting the notion of openness, provide visual interest, soften the built environment and contribute to wellbeing.”</p> <p>In considering ‘the heritage of neighbouring buildings’ application 2020/5554/P itself notes that Lyncroft Gardens and Parsifal Road are “both streets... characterised by large garden areas to the rear of the dwelling houses which include mature planting.” In fact, this is a key characteristic of the West End Green conservation area and the Appraisal and Management Strategy (adopted in February 2011) specifically noted the contribution of private rear gardens, i.e. that they “quietly add to the quality and biodiversity of the area” and “rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area.”</p> <p>All of this is to say that the peaceful enjoyment of private rear gardens is a key and well recognised benefit of living within the conservation area and contributes to the ‘sense of place’. Camden Council has a commitment to preserve the character of the conservation area and uphold the principles above by restricting developments like the one proposed and limiting the loss of soft landscaping, given the clear impact on the health and wellbeing of its residents and the implications for biodiversity through the loss of tree canopy cover etc.</p> <p>Building a solid brick structure which, at 5 metres in height and with a pitched roof, rises substantially over the fence line will be imposing to the neighbouring gardens it backs onto and their properties. This is exacerbated by the downward slope from Parsifal Road down to Lyncroft Gardens which will mean the visual and noise impact of the new development will be magnified.</p> <p>I am particularly concerned that the structure is not intended for storage or gardening purposes but is evidently an extension of the residential space (I note the previous application included guest sleeping quarters which has now been excluded from the application) in the form of “a multi-purpose garden studio space” with full plumbing (including a WC) and electricity. It is easy to see how this studio could be used very intensely</p>

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throughout the year, which has clear adverse implications given its close proximity to neighbouring gardens.

Drawing upon the Local Plan, the Camden Planning Guidelines issued on Home Improvements (Jan 2021) notes that "large garden buildings may affect the amenity value of neighbours' gardens, and if used for purposes other than storage or other domestic uses, may intensify the use of garden spaces and cause loss of amenity through overlooking, overshadowing, lightspill and noise nuisance." I am concerned that the proposed development will indeed significantly intensify the use of the garden space and cause of loss of amenity to the neighbouring properties.

Further, in conservation areas the CPG says the works "should preserve or enhance the existing qualities and context of the site, and character of the Conservation Area" and should "not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area." Both of these principles would be undermined by the proposed new development.

Finally, there is a real risk that accepting this application would set a very unwelcome precedent, affecting not just the neighbouring properties to 9 Parsifal Road but also the wider area given the premium for space in Camden and home-working space in particular. At a time when we have all come to appreciate more than ever the benefit that gardens bring to us and the wider community, the principles set out above should be upheld to preserve the amenity and character of the conservation area for residents both now and well into the future.

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2020/5554/P	Riecha Sharma	11/02/2021 23:23:04	OBJ	<p>I am submitting the following additional comments to the objection I submitted at 22:09 on 10 February 2021.</p> <p>The application's design and access statement states at para 2.7 that "The proposed structure is located at the rear of the property, which sits significantly lower than street level. Views from the street to the proposed site location are fleeting, and the structure sits at a much lower level than the main building and neighbouring properties, meaning that the dual pitch roof sits comfortably within the context of the site."</p> <p>However, whilst the structure sits at a lower level from the main building on 9 Parsifal Road, because the land slopes downwards from Parsifal Road to Lyncroft Gardens the proposed structure and its pitched roof does not sit comfortably within the context of the site when viewed from the neighbouring properties on Lyncroft Gardens. The height of the structure and its pitched roof will essentially double the height of the existing structure and will be at odds with the neighbouring gardens as the aerial photographs show on page 2 of the design and access statement: none of the structures in the rear gardens are permanent bricks and mortar structures with a pitched roof. Instead, they are all structures significantly lower than 5 metres, and all appear to be intended for storage or gardening. By contrast, the proposed structure will dominate the immediate view from the rear of the properties on Lyncroft Gardens, which would otherwise take in a view of private rear gardens covering an appreciable distance to the next dwelling/permanent structure (i.e. the main buildings on Parsifal Road), which obviously is a big part of the amenity value and 'sense of place' for those residents in the conservation area.</p> <p>Further, the structure has three rear windows, and as the dividing fence is 2 metres away from the proposed structure this allows for a clear view up to properties on Lyncroft Gardens and particularly the rear of the first floor of the building. This is particularly undesirable given the proximity of the structure: it not only risks the amenity value of the gardens of neighbouring properties in Lyncroft Gardens but also affects the occupants whilst in their private residential dwellings.</p> <p>In sum, the proposed structure may have considered the views from street level on Parsifal Road, however, there is a clear lack of appreciation as to how the structure will affect the neighbouring properties closest and most affected by it – namely those on Lyncroft Gardens (in fact - despite being directly affected by it - I only happened to find out about the proposed new structure by chance, very recently). For these reasons in addition to the others in the comments submitted on 10 February, in my view this application should not be granted permission.</p>
