

Henriques, Roberta

From: Meynell, Charlotte
Sent: 22 March 2021 13:08
To: Planning
Subject: FW: Planning Application 2021/0507/P 16 Swains Lane
Attachments: 2. No.16 Swains Lane.jpg; 1. No 16 Swains Lane.jpg; 3. No. 14 SL note low wall removed at No.16.jpg; 4. Nos 18-20 Swains Lane.jpg

Hi,

Please can the below email be uploaded to M3 and Trim as a consultation response from the DPCAAC to the above application.

Thanks,

Charlotte Meynell
Senior Planning Officer



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Charlotte,

There appears to be some problem with submitting these Comments with Attachments on the Camden Website.

Object

1. This application is to change the use of the ground floor, currently architectural offices, into a 3-bedroom flat. While a ground floor flat would be suitable for a disabled person, it is not specifically designed as such.

2. No.16 Swains Lane is recognized in the Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) as a building that, while not listed, makes a positive contribution to the character and appearance of the conservation area. Unfortunately, it has been blighted in recent years by the removal of features, which are characteristic of the location, such as the low wall, and by the double parking of 4 cars on a concrete standing.

3. While the conversion of the ground floor to residential use has the advantage in providing additional housing, it should be regarded as a new development under Camden's Local Plan (CLP). A condition for such conversion should recognize the relevance of the policies set out in the CLP and in the DPCAAMS

4. The latter makes clear that the loss of front boundary walls, fences and hedges – often designed to complement the building - can erode the qualities of the building or cause an unsightly gap in the street scene, especially where it is for off-street parking. The parking of 4 cars and the open frontage clearly detract from the local streetscape. The DPCAAMS indicates that the Council will require that, any development within conservation areas, preserves or, where possible, enhances the character or appearance of the area. The attached images show the damage to the local streetscape caused by the loss of features.

5. The CLP stresses that the Council will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this.

6. Furthermore under Policy D1 "The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This would mitigate against four cars on this site, which already has an integrated garage. Furthermore, multiple cars emerging from an open frontage is contrary to Camden's policy of creating safe attractive, neighbourhoods, which promote walking and reduce the dominance of motor vehicles

7. Under section 10.18 of the CNP, it is stated that "All new residential developments in the borough should be car-free."

8. Finally, it is noted that there are no details regarding an extraction unit for the proposed ground floor kitchen.

It would be appreciated if you would acknowledge receipt in view of the difficulties being experienced

Thank you

John M. Slater

On behalf of DPCAAC