

RALF NACHTIGALL

12 April, 2021

Hadiza Mohammed, Jaspreet Chana, Emily Shelton-Agar
Camden Council
Camden Town Hall, Argyle Street
London WC1H 8EQ

***Re: Proposed Development 1 Chesterford Gardens, London NW3 7DD,
Application 2020/1502/P***

Dear Hadiza, dear Jaspreet, dear Emily,

I have recently become aware that the owner of 1 Chesterford Gardens is planning a massive redevelopment of a current garage side building into a 2 storey building wrapping around the current building and extending into the property's back garden right up to the property line. I understand that objections have already been filed against this development.

I am writing to you today to add my own strong objection to this proposed development. I base this objection on the following summary points:

1. The proposed development, if allowed to proceed, would have a massive negative impact on the rear outlook of our property in terms of visual massing impact, loss of light, loss of view towards Chesterford Gardens, loss of soft green nature and replacing it with a large two-storey unattractive building completely out of character with the surrounding properties of a conservation area when viewed from the rear.
2. Looking at the applicant's filings and plans, it appears to me that the applicant has been disingenuous in trying to portray the impact of his proposed development on my property as minimal.
3. No site visit by a Camden planning officer seems to have taken place to the best of my knowledge. I believe this would be critical to appreciate the points made in points 1. and 2. above. I firmly believe that Camden Council is in no position to judge the impact of the proposed development without having inspected the potential impact in situ.

21 REDINGTON ROAD • LONDON • NW3 7QX • U.K.
PHONE: +44-20-7435-9376 • FAX: +44-20-3112-0094 • MOBILE: +44-7766-007-612
E-MAIL: RALF.NACHTIGALL@ME.COM

I wish to elaborate on points 1. and 2. in more detail below:

1. Negative visual massing impact and loss of light / nature

I am providing below two photographs.

The first picture shows the current outlook from my garden toward the applicant's property and the uninhibited view towards Chesterford Gardens. The current garage building, which the applicant intends to replace with the new side/rear extension building, is barely visible over my garden fence.



In the next picture, I have super-imposed a red-block to highlight the approximate size and height of the proposed building based on the drawings provided by the applicant.



The illustration probably does not even depict the negative impact properly as the intended development would have a large shear wall sitting right at the property line

of my neighbour. In essence, the visual impact should be considered as erecting a large shear wall right at the end of our gardens.

The proposed development appears to be in breach of a number of important principles of the Camden Planning Guidance (as per Camden website).

I would highlight the following by example (quotes from the planning guide in italic font – my observations in bold):

4.10 *Rear extensions should be designed to:*

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; → not the case*
- *respect and preserve the original design and proportions of the building, including its architectural period and style; → not the case*
- ...
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space; → not the case*
- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure; → not the case*
- *allow for the retention of a reasonable sized garden; → not the case and*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area. → not the case*

4.12 *In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined in paragraph 4.10 above. In cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused by the additional height. → not the case*

4.24 *Further guidance is contained within CPG4 Protecting and improving quality of life (Light Pollution chapter).*

...

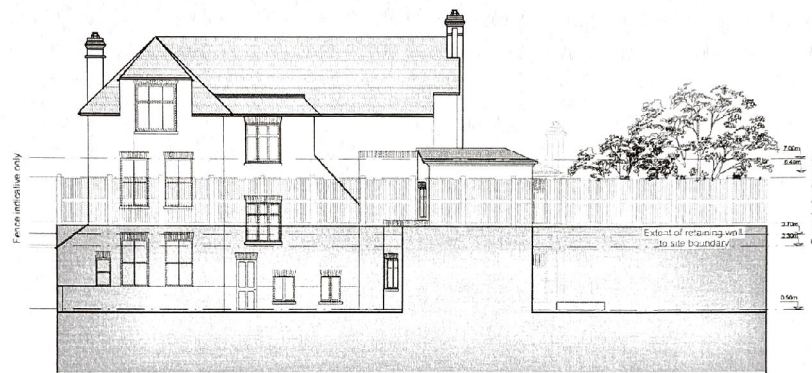
Development in rear gardens should:

- *ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden → not the case*
- *not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area → not the case*

- *use suitable soft landscaping to reduce the impact of the proposed development → not the case*
- *ensure building heights will retain visibility over garden walls and fences → not the case*

2. Applicant appears to be disingenuous

The applicant has applied with the following updated drawing to illustrate the visual impact of his proposed development from the rear of the property:



Revised proposal: North East elevation.
1:200 @ A3

Contrasting this drawing with the illustration below, makes it obvious that the drawing is clearly trying to disguise the real visual impact:



This has already been pointed out to the Council in the context of earlier objections, in conjunction with the fact that the original drawings also provided incorrect measurements. As per a supplementary planning note filed by the applicant on 23 March and available on the Camden website for download, the applicant has commented that the fence shown in his drawing “does not record the existing fence” and is marked as “proposed”.

I note that the fence shown as per the measurements provided by the applicant appears to be close to 3.00 meter in height – which is substantially higher than a typical garden fence. I note further that our current garden fence is ca. 1.80 meter in height.

My understanding of the planning process is that an applicant should provide information which assists the Council to make an objective decision. I do not believe that providing a drawing which distorts the visual impact of the development as a whole and shows an imaginary “indicative garden fence” for illustration which is substantially higher than the existing fence serves that purpose.

I would suggest that the main purpose of the applicant’s drawing including the elevated fence is to create the appearance that the proposed building will be barely visible from my property and the visual impact will therefore be minimal – this could not be further from the truth.

I hope my comments are helpful to the Council in terms of judging the proposed development.

I would also like to point out that I would be more than happy to accommodate a site visit by a planning officer by means of providing access to my rear garden. Please note that my garden can be accessed through a side gate, i.e. with regard to any risk of a potential Covid infection, the officer would not be required to enter my house in order to access the garden.

Please let me know if I can be helpful to the Council with any further information. I am looking forward to your response in due course.

With kind regards


Ralf Nachtigall
