

[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 Mr Young,

Please find below my reasons for objecting to the Garden Studio 2020/4326/P at number 29 Steele's Road which has only just come to my attention, but which you advise me is still open to comment.

1. The design proposed for the garden studio is four, maybe six times bigger than the shed structure marked on your existing map. it is disproportionately large for the size of the garden. By the way, I note that this 'existing shed' is not currently in the garden, although marked on your map. The Garden Studio is higher than the Victorian garden wall and will protrude over the neighbouring garden walls on both sides, visible also to other gardens along this stretch.
2. The design is a modern structure totally out of keeping with our Victorian houses with their Victorian walled gardens and will be an eyesore. The purpose of the of the design to provide a gymnasium and a bedroom is also out of keeping with the styles of property which make this conservation area of NW3 such an appealing and pleasant place to live.
3. I am concerned that should this proposal be consented to, it would set a precedent for further consent to erosion of the garden spaces in the area.
4. The impact of building this Garden Studio would necessitate the removal of a tree. I strongly object to a healthy tree being removed from our landscape. These trees are visually appealing and support the provision of clean air in Camden borough, which I know is one of the Council's priorities as I participated in the Council's clean air research. The proposed replacement tree is much smaller and we know will take years to grow to it has a much smaller mature height, assuming it grows successfully.
5. I note the Garden Studio is anticipated to have a green roof. It will none the less not look like the verdant area we currently have. As a keen amateur gardener, my experience tells me that the plan of a green roof may be a long way from the reality of maintaining one over years, yet alone decades, with our unpredictable weather and the time and energy needed to keep green areas looking good.
6. I object to the light pollution from the structure. I note there are four skylights in the roof and long french doors looking back towards the houses. Normal household lights will spread wide light pollution clearly visible from the backs of all our properties. We benefit from minimal light pollution currently as big windows do not look directly towards the properties. The light pollution from this structure will have significant impact on many houses along this stretch of road.
7. I object to the potential noise pollution from this structure should music be played in the gym, as loud gym music would easily impact neighbouring gardens. Because our gardens are all open, it encourages considerate behaviour in how/when we moderate our music when outside. I believe the neighbours close by may hear the impact of gym machinery such as the treadmill.
8. I believe privacy will be invaded for those flats on first floor and above which overlook the Garden Studio. As the Garden Studio windows look back towards the main houses they will have clear view up into flats/rooms. Rather than looking down over gardens, the occupants of these flats will look

directly into a gym/bedroom property. The privacy of our back gardens is something that I and my neighbours value highly.

9. Creating this structure would be highly impactful to neighbouring gardens as it would require heavy machinery to dig into the foundations, lay drainage and electricity to erect the building. I anticipate there would be noise, dust, vibration as well as visual impact.
10. I note that works to renovate the ground and first floor have already begun prior to consent for the Garden Studio being decided upon. I cannot imagine how access of the required building materials to the garden would be achieved as I do not believe there is side access.

Regarding the renovation of the main house which has already begun, a large, grey, temporary building has already been erected in the garden taking up roughly a quarter (maybe a third) of the whole garden space. It is maybe a metre higher than our Victorian walls and clearly visible from my property, which is four houses along. Is this structure permitted, even if temporary? I am advised by the builders that they anticipate it will be there for a year. Whilst I recognise that some provision is needed to store items during such a major renovation, is it appropriate or even allowed, for such a large structure to be erected?

You are welcome to contact me should you require any further clarification on my objections.

Yours sincerely,

Jennifer Pemberton

26 Steele's Road, NW3 4RE

