

From: Jane Simpson
Sent: 25 April 2021 21:41
To: Planning
Cc: Jane Simpson
Subject: Objection to Planning application number 2020/4326/P..... 29 Steeles Road NW3

Dear Sirs,

I am writing to object to the above planning application in respect of 29 Steeles Road. I live at 25 Steeles Road, NW3 4RE and own the garden/ first floor flat and the rear garden of no 25.

The planning application to which I object is in respect of a further extension to the house (planning permission already having been granted for one extension to the house), and the building of a guest suite and gym at the rear of the garden.

My main objections are to the character and size of the construction at the bottom of the garden; and to the overall proportion of the garden which would be lost to the extension to the house for which planning permission has already been granted together with this new planning application.

1. THE PROPOSED CONSTRUCTION AT THE BOTTOM OF THE GARDEN

1.1 The proposal is effectively for a separate dwelling at the bottom of the garden.

1.2 The building stretches the whole width of the garden and is at a height significantly higher than the existing victorian garden wall at the foot of the garden.

1.3. The size of the gym resembles a commercial gym rather than a domestic one. It has a glass front which, with the view into the gym which I would have, is unsightly and out of character with any existing constructions at the rear of Steeles Road gardens.

1.4 There will be removal of trees, air and light pollution, which is not in line with Camden's Clean Air policy.

2. THE LOSS OF A LARGE PROPORTION OF THE GARDEN

2.1. I refer you to Camden's New Planning Guidance on Design, para 4.40, that planning permission should be refused if granting it would significantly erode the character of existing garden space.

2.2. Planning permission has already been granted for an extension to the house and that work is under way. This second planning application would, if granted, further reduce the size of the garden by a second extension to the house AND by the proposed new building at the bottom of the garden.

2.3. All the houses in Steeles Road have long gardens and lawns, side by side, with foliage and trees which enhance the character of each individual garden. The rural nature and continuity of the gardens and the walls at the foot of the gardens would be eroded by the building of this guest suit and gym.

I would be grateful if you could acknowledge receipt of this email,

Yours Faithfully,
Jane Simpson