

28 Avenue Road (2021/1358/P)

Response to objection from 1 Radlett Place

May 2021

Ref in objection letter	Objection raised	Applicant team response
1	<p>Siting and Height of the Pool Pavilion</p> <p><i>“The drawings relating to the proposed Pool Pavilion states a single storey structure but at 3.78m high, this is 1.5 storeys of a standard floor-to-ceiling residential height. There are no sections for the Pavilion and the pitched roof of the Pavilion is not shown so it is not clear what the finished height would be.”</i></p> <p><i>“We consider this building, which is an ancillary use, excessive in height and intrusive to the openness of this part of the Conservation Area and views to and from Primrose Hill.”</i></p>	<p>The 3.78m height is to the ridge of the gable roof. The eaves are at the level of the boundary wall and the ridge is 1.5m above this level. It should be noted that under permitted development, outbuildings are permitted a maximum overall height of 4 meters for a dual pitch roof.</p> <p>Regarding the suggested planning condition to restrict hours of use of the pool pavilion and outdoor swimming pool, a swimming pool and pool pavilion are not considered noise generating uses in themselves and it is not reasonable or necessary to apply such a condition in this context. As a result, it would not satisfy the six tests for a planning condition to be applied.</p>
2	<p>Overlooking and loss of privacy</p> <p>2.1 Windows on north and west facing elevations 2.2 North-west facing balcony</p>	<p>The objection letter incorrectly states that the proposed windows in the north and west facing elevations are located 24m from 1 Radlett Place. The distance between the proposed north elevation balcony and the existing dwelling at 1 Radlett Place is 40.6m, which is a substantial distance and exceeds the minimum privacy distances required. Furthermore, the proposed house is purposely sited at an oblique angle to avoid any direct overlooking with neighbouring properties and will be screened somewhat by the retained and proposed new trees planted along the boundary with Radlett Place.</p>

3	Tree planting and screening	It is expected that a detailed landscaping strategy will be secured by way of a planning condition. The trees that are proposed for removal comprise a relatively small portion of the whole. Those removed are generally of lower quality and some are recommended for removal regardless of development due to their poor-quality condition. A detailed Arboriculture Impact Assessment has been undertaken by Landmark Trees, a highly experienced and respected arboriculturist in Camden, which contains further information regarding the arboriculture implications of the development.
4	Impact of Solar Dazzle	This is an unreasonable and unnecessary request given the separation distance between the properties, as clarified in point 2 above.
5	Townscape Visual Impact Assessment	No comment.
6	Noise and Vibration	A detailed environmental noise survey has been undertaken to determine the ambient and background noise levels. Appropriate external noise criteria have been identified based on Camden's noise thresholds. The future mechanical plant selected for the development will therefore have to meet these criteria and this requirement will be secured by way of a planning condition.
7	Trial Pits	It is unclear whether this comment is referring to trial pits from a landscape perspective or from a geotechnical site investigation point of view. In relation to the latter, the structural statement contains an image showing the borehole locations 'BH01' and 'BH02', with BH01 being close to the swimming pool. From an arboriculture/landscape perspective, the RPA encroachments involved for the pavilion would be mitigated with low-invasive foundation design. This type of trial investigation is typically undertaken at the time of construction.
8	Disturbance during construction	These are temporary impacts and disruption will be minimised through a Construction Management Plan that must be approved by LB Camden prior to development commencing and secured by way of a condition to the planning permission.