

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2418/P	Diana Pao	16/07/2021 09:06:17	OBJ	Objection to the proposed erection of an a single storey extension at 54 Dobson Close NW6 4RU

My objection to this application is based on the following reasons :

1. The proposed extension is a kitchen and a dining area that protrude into the existing garden. The loss of open space to create this extension contradicts the Mayor's London Plan 2011 to prevent garden grabbing. Camden Council should discourage this kind of inappropriate use of open space, as it is not environmentally friendly and does not bring any benefits to the neighbourhood.
2. The relocation of the kitchen from the street side to the garden means the cooking odour from the proposed kitchen will invade neighbouring gardens and leave an undesirable smell on laundry drying outdoors, or be absorbed by curtains and fabric covers on furniture in upstairs neighbours' living space should they have their windows opened. This will have a direct impact on the residential amenity of neighbours.
3. The location of the proposed kitchen may be a fire risk. Should a fire break out in this kitchen, it may spread into the neighbouring gardens very quickly. Relocating the kitchen to the back of the building will also make it difficult for the Fire Service to access water supply from the street side should a fire start in the kitchen area of this extension.
4. The addition of a toilet/shower room on the ground floor will involve digging into the concrete platform that stabilize the building. Such disruption to the foundation will destabilize the block.
5. Camden Council's own survey report shows that structural changes in 55 Dobson Close, where an extension was built a few years ago, have caused damage to the block - adding cracks in the walls in neighbouring flats, worsening small cracks in the stairwell and creating new cracks in the exterior wall of the block. This is still an outstanding issue that has not been completely resolved. Furthermore, the expansion work at 55 Dobson Close has already contributed to the slight tilt of the walkways above so rainwater now flows towards rather than away from residents' front doors. Another extension at 54 Dobson Close will only cause further damage to the block and its foundation and will endanger the lives of all residents.
6. The aesthetics of the building have already been destroyed by the extension at 55 Dobson Close. Allowing more extensions to be built in Dobson Close will only worsen the outlook of the block and reflect a lack of sympathy and appreciation for the architectural merits of the original design.
7. Plans and reality are two different things. The size of an extension (in this case too intrusive) or the material used cannot indicate the real impact of the structural changes of such works on the lives of residents. Due consideration should be given to the general wellbeing of residents and the structural safety of the building when considering the current planning application. The disruption and damage caused by the building of an extension at 55 Dobson Close is proof that no further extension should be added to the block.

Conclusion

Given the existing evidence of the damage caused by the work on the extension at 55 Dobson Close, it is clearly conceivable that similar if not worse damage to neighbouring properties will be a consequence of allowing an extension to be built at 54 Dobson Close. I would urge the Planning department to turn down the

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current application, as the welfare of the residents of Dobson Close should take priority over an application that may fit planning requirements. Having set a precedent (at 55 Dobson Close) that has brought nothing but disruption and damage in neighbouring properties and the block, it is time to give more attention to local residents' concern and stop all such development requests. The long-term effect on the neighbourhood should be more important than the possibility of a legal challenge from the applicant. Please reject this planning application and support the communities, as Camden Council has pledged to do, by discouraging garden grabbing; averting irreversible and damaging changes to the aesthetics of a well-designed block of residence; and preventing unnecessary damage to residents' properties.
