

[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 Camden planning,

Re app ref 2021/2325/P

I am writing on behalf of the Albert Street North resident association in connection with above planning application, which is for a new garden room at 111 Arlington Road London NW1 7ET
There is a problem with accessing your website so I trust this can be passed to the correct planning officer in order to register an objection to the application.


Please note trying to get into the Camden Planning Applications web site has been impossible, so we have had great difficulty in actually looking at the plans. Based on what we have been able to review of the proposals we would like to make the following observations:

1/ The proposed structure is sited directly beneath the canopies of two existing large, mature trees, in neighbouring gardens, and appears to fall in their root protection zones. We are concerned the proposal is likely to cause substantial damage to the roots, and therefore the long term health of these trees. There doesn't appear to be an arboricultural survey or method statement accompanying the application, but one is clearly needed so an assessment can be made of any harm likely to be caused by the proposal and proposed mitigation, including special groundworks and foundation details. These should be agreed as part of the application (not as a condition) agreed, in order to safeguard these important trees.

2/ The proposal has rooflights and we are concerned that light emanating from these will adversely impact the secluded character of the gardens in the conservation area. These should be removed.

3/ We note also that a sink is shown which implies both that the space will be habitable, which is a concern, and also inclusion of new drainage which might also cause damage to the tree roots. In our view inclusion of new below ground drainage should be resisted.

4/ We also note that 111 Arlington Road is the business address for THE INTERNATIONAL SPORT EXPERIENCE UK (HOLDINGS) LIMITED, 111 ARLINGTON ROAD, CAMDEN TOWN, LONDON, NW1 7ET and would be concerned that the garden room might be developed for use as business premises in a residential area.

We would be grateful if you would take this objection into account when reviewing this application as any works which may harm these trees will be detrimental to many houses in the street. 

Yours sincerely

Mary Burd
Chair Albert Street North Residents Association

Mary Burd

100 Albert Street
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mob [REDACTED]
email