

[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 Planning Officer

Re app ref 2021/2325/P

I am writing as the resident freeholder of 98 Albert Street NW1 7NE 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 could you please ensure that this email reaches the correct planning officer in order to register an objection to the application? .

Based on what I have been able to review of the proposals I make the following observations:

1. My house and garden have a direct view of the large mature trees located in neighbouring gardens . The proposed structure is sited directly beneath the canopies of two existing trees, and appears to fall in their root protection zones. I am concerned the proposal is likely to cause substantial damage to the roots, and therefore the long term health of these significant trees.
2. Planning permission was recently granted for a garden room in a nearby garden, 96 Albert Street. One of the conditions was that it should have a green roof. This proposal has rooflights which would not be compatible with a fully green roof. I am also concerned that light emanating from such lights will cause light pollution in the conservation area. The roof lights should therefore be removed.
3. I also note that a sink is shown. This implies that the space will be habitable, which is a concern, and that the proposal includes new below ground drainage - which will almost certainly also damage the tree roots.

I would be grateful if you would take these objections into account when reviewing this application as the construction of a 5.5 x 4m garden room with roof lights would be an unwelcome addition to a large green space. This space contains the two listed trees mentioned above, which the residents of Albert Street and Arlington Road enormously value and are likely to suffer considerable harm if construction work is carried out anywhere near their roots. I feel strongly therefore that the application should be resisted.

Yours sincerely, Catharine Seddon