
From: Danny Beales (Cllr)
Sent: 05 January 2022 16:06
To: Planning Planning; Bethany Cullen; Daniel Pope
Cc: Sara Leviten
Subject: Fwd: 2021/5512/P - Planning permission for rear extensions

Hi

Can you help with this case please? A garden extension application and a more general comment that there are extensions being allowed in the York Way/Marquis Road gardens which are reducing green space and also allowing oversized extensions which impact on amenity.

Welcome thoughts about this specific application and our sense of whether these issues are correct - and also more generally how our guidance is being applied here.

Thanks

Danny

Cllr Danny Beales
Cabinet Member for Investing in Communities, Culture & an Inclusive Economy
(Includes Planning, Regeneration & Economic Development)
Labour Councillor for Cantelowes ward

From: Ros Franey [REDACTED]
Sent: Wednesday, January 5, 2022 10:42:32 AM
To: Danny Beales (Cllr) [REDACTED]
Cc: Angela Mason (Cllr) [REDACTED]; Kate Briere-Edney [REDACTED]; bernadette knox [REDACTED]; Jane Duran [REDACTED]; R.Benhadj-Djilali@kingston.ac.uk [REDACTED]; fran robertson [REDACTED]; Marion Unia [REDACTED]; Susan Kennedy [REDACTED]; Alison Rooper [REDACTED]; Jeff Wilder [REDACTED]; Pam Evans [REDACTED]
Subject: Planning permission for rear extensions

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Dear Danny,
I'm writing to ask you, on behalf of myself and neighbours living in Marquis Road and the Camden Square area, whether you could please help us try and change one of Camden's planning policies which is having a serious effect on our environment.

It's with a sense of déjà vu that I'm starting 2022 by writing yet another objection to the council about a developer's proposal – this time, to build an extension right down his back yard at 95 York Way, almost to my next door neighbour's garden wall. It's the second such planning application to which we've had to object this Autumn* and the latest in a long line.

As you'll know, many of the properties in York Way are houses in multiple occupation owned by private landlords, who seem to want to cram ever more tenants into them. The result is that the narrow strip of green space in between the two streets, which many of us value and cultivate for peace, privacy and to help the struggling local wildlife, is becoming increasingly encroached-on by noise and by being overlooked by people congregating on the roof terraces that are the by-product of flat-roofed back extensions. Trees and gardens struggle with the density of people and light pollution, and our precious small population of birds has really suffered in recent years – as I know from doing the garden bird-watch each January, and from my efforts to feed those that do still come.

Late-night noise is the immediate annoyance, as the enclosed oval of 3- and 4-storey buildings around the top of Marquis Road and into York Way acts as an echo chamber, so one can find oneself lying in bed forced to listen to the loud conversations of people on adjacent roof terraces well after midnight.

But there may be more insidious long-term consequences for the whole area – difficult to monitor within this piecemeal development: concreting over gardens must affect air quality and reduce natural drainage at the very time when climate-induced flood risk is increasing. In this context, the redevelopment of the York Way estate, and the building of much-needed new social housing – of which we absolutely approve – is nonetheless about to cover yet more open space immediately opposite the houses in York Way.

As you know, Marquis Road is part of the Camden Square conservation area and I understand that conservation area status applies to the backs as well as to the facades on the street. Of course, the York Way developers claim they have a precedent because of the other overlong extensions that have obtained planning permission in recent years. But the building of previous badly-designed rear structures should be no justification to build any more. We've no objection to extensions in principle, but not of the size and density currently being proposed, many of which are extensions to pre-existing extensions.

And any argument that this ad hoc development is a response to the need for social housing must be resisted by the council. Clearly, these out-of-scale additions have only one purpose: to maximise profit. They are not, for the most part, let to families in housing need. Nor do they take any account of the importance of providing green space and proper amenities, so well exemplified in Camden's own redevelopment – for example, of the Agar Grove estate, where trees and children's play areas have been thoughtfully catered for. By contrast, the infilling of what precious green space we try and hold on to is creating nothing but future slums.

So we would like to ask you, Danny, particularly in your role as cabinet member for planning, whether you would please help us get from Camden an undertaking to stop this destructive development as a matter of policy? It must be impossible for planning officers to assess the cumulative damage of each individual proposal as it appears, and it's a dispiriting waste of our time to keep opposing them. You've taken such a step with the Camden Square Safe and Healthy Streets project, please can you make 2022 the year when you extend that initiative to safer, healthier and greener spaces *between* the streets, too?

We look forward to hearing from you.
With best wishes,

Ros Franey

- and supported by Bernadette Knox, Jane Duran, Redha Benhadj-Djilali, Dan Penny, Dr Kevin Drake, Fran Robertson, Charlie Martin, Marion Unia, Susan Kennedy in Alison Rooper and Jeff Wilder in Pam Evans and Prof. Ian Fentiman

[*The other recent application was for an extension to an extension going down the garden at 70 Marquis Road.]