

Parnjit Singh

From: Clare Pilling <Clarepilling@eurocarparks.com>
Sent: 14 January 2022 08:56
To: Planning Planning; emergencyplanning@camden.gov.uk; PlanningPolicy
Subject: OBJECTION to Planning Application Reference 2021/4284/P

FAO Ewan Campbell (Planning Solutions Team)

Dear Mr Campbell

Re: OBJECTION to Planning Application Reference 2021/4284/P
14H Avenue Road London NW8 6BP

Erection of a single storey rear extension infilling the existing extension on site with new aluminium doors and windows. Three storey side extension with front and rear windows, a dual pitched roof and is gable ended. Proposed garden room to the side of the rear extension with new aluminium doors.

We would like to strongly object to the above planning application.

Firstly, the immediate neighbours have not been formally notified of the planning application and have recently found out by chance. We therefore request an extension and an appropriate formal notification to be sent to all neighbours in the area so this application can be considered in sufficient detail. Please explain why none of the neighbours have been notified?

Secondly, the proposed development is entirely contrary to the relevant planning policies in terms of increased flood risk and drainage, unacceptable scale and design, impact on neighbour amenity, and impact on parking and transport. Below we outline the relevant planning policies we have considered followed by our grounds of objection.

Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This planning application does not comply with the relevant national and local planning policies which include:

- The London Plan (2016 – consolidated with alterations);
- The Camden Local Plan (2017); and
- Camden Policies Map (2019).

The relevant policies within the Camden Local Plan are as follows:

- Policy G1 – Delivery and location of growth
- Policy A1 – Managing the impact of development
- Policy A4 – Noise and vibration
- Policy D1 – Design
- Policy CC1 – Climate change mitigation
- Policy CC2 – Adapting to climate change
- Policy CC3 – Water and flooding

Other material considerations in respect of planning policy to be taken into account include:

- The Revised National Planning Policy Framework (“NPPF”) (2019)
- Planning Practice Guidance (“PPG”) (2019)
- The draft new London Plan (2019)
- Camden Planning Guidance (“CPG”) (2019):
 - o CPG Altering and extending your home
 - o CPG Design
 - o CPG Energy efficiency and adaption
 - o CPG Water and flooding
- Camden Planning Guidance (2018):
 - o CPG Amenity

Grounds of Objection

Taking the above policies into consideration we object on the following grounds:

1. Increased Risk of Flooding

The site is on a previously flooded street (2002 major flood incident) and therefore is designated locally as an area of higher flood risk under the Local Plan (policy CC3). In addition the site is located within close proximity to the original route of a tributary of the River Tyburn and overland flow may still be following the original course. Local Plan policy CC3 requires developments to reduce their water consumption, reduce pressure on the combined sewer network and mitigate the risk of flooding. Further development will exacerbate the flooding problem which residents experience on a regular basis and is therefore contrary to Policy CC3 of the Local Plan. In the absence of a detailed Flood Risk Assessment this application cannot be determined.

Furthermore, a drainage report has not been submitted, and therefore the application should not be approved.

2. Unacceptable Scale and Design

The proposed development is too large in scale for this local area, particularly the side extension which will cause loss of light and amenity to the neighbouring properties. The proposal involves the extension of a three bedroom end of terraced house to a six bedroom end of terrace house which will have a detrimental impact on neighbouring properties in terms of overlooking and privacy. The design of the redevelopment will be overbearing and completely out of character with the existing structure of the terraced building.

The proposal is therefore contrary to the following policies:

- The Revised NPPF which states that good design is a key component of sustainable development and should contribute to making places better for people.
- Camden’s Planning Guidance (“altering and extending your home”) states that extensions should be secondary and subordinate to the building being extended and side extensions should be no higher than the height of the porch.
- London Plan Policy 7.4 encourages development to have regard to the form, function and structure of an area, and the scale, mass and orientation of surrounding buildings. Policy 7.6 states that architecture should be of the highest quality, responsive and complementary to the surrounding context and cause no unacceptable harm to the amenity of surrounding land and buildings.

3. Impact on Neighbour Amenity

The proposed development will result in an adverse impact to neighbouring properties due to overlooking, privacy and a reduction of light. There has been no Visual Amenity Assessment submitted to assess any impact and therefore contrary to the following policies:

- London Plan Policy 7.6 and Local Plan Policy D1 which state that a high level of residential amenity and functionality is required for all residential development. The policies also require all development to seek to safeguard the amenity of neighbouring occupiers.

4. **Increased Parking problems**

The proposal includes the creation of six bedrooms (previously three bedrooms) which will in turn lead to an increase in the number of cars parking on the street. It is understood that this is a rented property and therefore there is potential that a dwelling house could be turned into a House of Multiple Occupation (HMO). There is already a shortage of parking spaces on the street and therefore the creation of any additional car parking spaces within the boundary of the Site is unacceptable in terms of transport policies.

5. **Detrimental impact caused by Construction traffic**

The impact during the construction period for example from deliveries, storage of materials and construction waste removed from the Site will be highly detrimental to the surrounding neighbours. The application is not supported by a Construction Management Plan in order to mitigate the construction impacts of the scheme and it therefore should be refused.

For the reasons outlined above, the proposed development does not accord with the development plan; accordingly, planning permission should be refused.

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