Rear of 65 Agar Grove

# Date: 18 February 2021

**Planning application Reference:** 2020/5899

Proposal: Erection of single storey new dwelling in the back garden

## **Summary:** This is nothing more than an outline plan and a try-on. It does not merit a detailed response and should be immediately rejected. In our view it should never have been registered in the first place

# Comments:

1. We are surprised that this application was not rejected as inadequate from the very outset for it is little more than an outline planning application. Such applications are not permitted in conservation areas
2. Apart from the above we note that
   1. There is no precedent in the conservation area for a stand-alone house with no access from a side street
   2. There are no dimensions
   3. The proposal breaks views across the gardens by raising of walls
   4. This is a substantial building building in the middle of the triangle of back gardens formed by Agar Grove, St Augustine’s and St Paul’s Crescent.
   5. The proposal runs counter to the guidance provided by paras 6.37 and 6.38 of the Camden Local Plan dealing with the protection of gardens from development
3. We are firmly of the view that this is a try-on and as such does not merit a detailed response. The proposal should be rejected.

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**Signed: Date: 18 February 2021**

David Blagbrough

Chair

Camden Square CAAC