

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/6078/P	Downing Court	19/02/2022 23:16:40	OBJ	<p>We welcome the renovation of this building but there are two specific aspects of the design as proposed in this application which threaten negatively to affect the local community, and which we believe either require further consideration or ought to constitute grounds for objection.</p> <p>1. To the north side of what is currently a single-story garage at the rear of the site is a narrow garden which is the only shared amenity of the 26 flats that make up Downing Court (the building next to the proposed development). Despite its small size this garden contains a mature fig tree and a large range of leafy plants and flowers which depend on the light that comes in from over that garage. While proposing to add an extra floor onto the garage to create a 2-story residential dwelling, the daylight & sunlight report attached to this application makes no mention of this facility and appears not to have considered the overshadowing effect of the proposed second story on this garden, an alteration which will rob both the garden and the 26 households who enjoy it of almost all direct light. I would ask the planning committee to consider the importance of this garden for the physical and mental health of Downing Court residents who include families with children as well as elderly Camden residents living alone for whom this garden provides a safe place to exercise, socialise and take the air.</p> <p>2. The other issue with these plans as proposed relates to community safety and the wider streetscape. The Camden Local Plan notes that planning plays an important role in reducing crime and helping to create secure and safe spaces. When underlining the importance of design in contributing to community safety and security, it names our ward in as one in which the application of this policy is of particular importance. In that context it seems that insufficient consideration has been given to how the proposed expansion of the 11-12 Grenville street site into the mews will affect the safety of those who live here. The plans propose a 1st to 3rd floor rear infill extension which would appear to cover a significant portion of the narrow entrance to The Colonnade and have the effect of turning its entrance to this quiet residential mews into what is effectively a tunnel. It will make visual surveillance by neighbours who look onto this part of the street much harder than at present. As a resident of the neighbouring building with a young family I would want to be reassured that the council has adequately considered the implications for policing and antisocial behaviour of this new, poorly lit space, especially as the far end of the same mews contains a pub. On the face of it it appears that extending 11-12 Grenville Street will enclose and darken what is currently public space to the detriment of residents and visitors who rely on this route to enter and exit the mews. Given the various forms of antisocial behaviour we know to be on the rise in Camden, this seems unwise and unsafe.</p>

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2021/6078/P	Downing Court	19/02/2022 23:09:02	OBJ	<p>We welcome the renovation of this building but there are two specific aspects of the design as proposed in this application which threaten negatively to affect the local community, and which we believe either require further consideration or ought to constitute grounds for objection.</p> <p>1. To the north side of what is currently a single-story garage at the rear of the site is a narrow garden which is the only shared amenity of the 26 flats that make up Downing Court (the building next to the proposed development). Despite its small size this garden contains a mature fig tree and a large range of leafy plants and flowers which depend on the light that comes in from over that garage. While proposing to add an extra floor and pitched roof onto the garage to create a 2-story residential dwelling, the daylight & sunlight report attached to this application makes no mention of this facility and appears not to have considered the overshadowing effect of the proposed second story on this garden, an alteration which will rob both the garden and the 26 households who enjoy it of almost all direct light. I would ask the planning committee to consider the importance of this garden for the physical and mental health of Downing Court residents who include families with children as well as elderly Camden residents living alone for whom this amenity provides a safe place to exercise, socialise and take the air.</p> <p>2. The other issue with these plans as proposed relates to community safety and the wider streetscape. The Camden Local Plan notes how planning plays an important role in reducing crime and helping to create secure and safe spaces. When underlining the importance of design in contributing to community safety and security, it names our ward in as one in which the application of this policy is of particular importance. In that context it seems that insufficient consideration has been given to how the proposed expansion of the 11-12 Grenville street site into the mews will affect the safety of those who live, work and study here. The plans propose a 1st to 3rd floor rear infill extension which would newly cover a significant portion of the narrow entrance to The Colonnade and have the effect of turning the entrance to this quiet residential mews into what is effectively a tunnel. This will make visual surveillance by neighbours who look onto this part of the street much harder than at present. As a resident of the neighbouring building with a young family I would want to be reassured that the council has adequately considered the implications for policing and antisocial behaviour of this new, poorly-lit space, especially as the far (west) end of the same mews contains a pub. On the face of it it appears that extending 11-12 Grenville Street further into the mews will enclose and darken what is currently public space to the detriment of residents and visitors who rely on this route to enter and exit the mews. Given the various forms of antisocial behaviour we know to be on the rise in Camden, this seems unwise and unsafe.</p>