To: London Borough of Camden /Development Control Team

Type of comment; OBJECTION

Planning Reference no: 2021/6220/p

Address: Ground floor Flat, 282 Finchley Road, NW3 7AD

Description: Rear garden outbuilding for office use; with drainage and AC unit(retrospective)

Date: 16 March 2021

Planning officer in charge/ Miriam Baptist

Dear Miriam Baptist

Sorry in delayed response to this retrospective application.

HCAAC objects to this application for the following reasons;

1. Inadequate information provided on this application, the application should not have been registered. The lack of clear information deny a comprehensive assessment / consideration. The extent of the proposed office plan in the garden is not indicated; neither plan dimensions and exact position including the main house, or the context in which the retrospective proposal sits. It is very difficult to consider and review any overlooking issues.
2. Drainage proposed (built already!)indicates a possible full habitable use of these premises which is an unacceptable use.
3. This retrospective application for an office/ storage will irreparably damage and harm the Conservation Area; by loss of garden and green amenity. This loss will be a community loss as it is not only for the proposed occupants at 282 Finchley road, but many of the adjoining neighbours that rely on this green corridor as an extension to their small rear gardens(Heath drive no 1and 2)
4. This retrospective application is also contrary to many of the adopted Redington Frognal Neighbourhood Forum plans; SD1, SD2, sD4 and SD5 plus BG1 and 2
5. Camden must support and condemn such retrospective applications, to discourage other applicants building without permission. Camden green policies /aspirations must enforce and refuse this application 'the destruction of the very green aspect of Redington Frognal' an existing feature of our Conservation area.

Best Regards

Mojgan Green- Co Chair of HCAAC