

Application No:	Consultees Name:	Received:	Comment:	Response:
2021-6168-P	Mennis	01/04/2022 17:30:41	OBJNOT	<p>Additional comments to my objection of 21/3/22.</p> <ol style="list-style-type: none"> The design show no scale in relation to the adjacent buildings on either side, in front or to the rear and appears to disguise how the neighbouring properties on Hillfield Rd and Mill Lane will be affected by its extensive volume. The proposed finish with its black balcony railings and fences will give a bleak, forbidding appearance more in keeping with a prison cell than with the pleasant and classic amenity of the the Mill Lane shops near Broomsleigh St and the green space behind it. <p>It strikes me as odd to propose the addition of the pitched roofs, unless the plan is to extend into that space later, creating an extra floor and making the size of the property ever larger.</p> <ol style="list-style-type: none"> The declaration made on the Planning application is misleading and wrong. At Section 15 of the application online, the applicant has to certify that no other person was 'owner' of any part of the land to which the application relates. 'Owner' is defined to include 'a person with a freehold interest'. I am a fellow freeholder to the applicant, so I am clearly such a person, as he has applied under the Freehold Title of the property which is Title number [REDACTED]. Therefore the applicant is not the only 'owner'. The property at 38 is split in a basement flat at 38 where the applicant resides and the upper maisonette at 38A. Other 'owners' on Hillfield Rd who have been granted planning permission in the past, have been the outright owners of the whole Freehold or properties, in this case the other 'owner' of the shared Freehold does not agree with the application. Other commenters have mentioned the mix of a garage space and a residence. It would be unfair to grant permission for this development to include a valuable garage space, where other small residences on that side have not. I would also have fire safety concerns about housing a car in a timber structure so close to the main house and neighbouring buildings. The current 2 room structure as it stands could easily be adapted and the office could be converted into a bedroom and if the garage is 'incoherent to the owners lifestyle' perhaps the garage space could be given up and adapted also. The applicant has said that no trees will need to be removed, yet the tree report says that trees will need to be removed for building to take place. This would be loss to the local natural and aesthetic environment and in particular it would be shame to remove the lovely Prunus & Ash on the no 36 side, which provide screening to Mill Lane and pretty blossoms at this time of year. The applicant says that the proposal will not require any diversions, yet works vehicles would be going in and out of Mill Lane, which already has substantial traffic. It is close to the corner of Broomsleigh St where other cars emerge where there is a School and a Nursery School within meters of the proposed building work, with small children walking past twice daily during term time. I note the proposed design includes extra lighting at the back of it, with sensor lights over the french doors on the ground floor and step lights to the lower courtyard, this unnecessary addition of artificial light, would create glare and light pollution to the environment affecting the properties at the rear and is again unsympathetic with the neighbouring properties on the North side of Mill Lane, which do not have lots of bright lights at the back of their properties.

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				<p>8. The proposed building would bring it far closer to 38 and 38A which would be inappropriate and bizarre, out of keeping with the heritage of the neighbourhood, would comprise an overcrowding of the plot at no 38, and would be truly unpleasant to overlook from Hillfield Rd.</p>
2021/6168/P	Patricia Saunders	01/04/2022 17:04:27	COMMNNT	<p>My husband & I are previous owners of 38A Hillfield Road having purchased with share of freehold in 2009 & subsequently sold the property in April 2021.</p> <p>38A Hillfield Road consists of ground level with main door entrance (from Hillfield Road), 1st & 2nd floor levels. 38 Hillfield Road is the basement flat which is accessed by down steps from Hillfield Road. The garage & proposed development is at the end of the basement flat garden which has direct access onto Mill Lane.</p> <p>If we had still been owners of 38A Hillfield Road we would have been devastated at the prospect of this proposed development for the following reasons:-</p> <ol style="list-style-type: none"> 1. It will in essence still be a garage with living quarters built above so will be out of character with the other developments along the same frontage. It will butt right onto Mill Lane so there will be no availability for any from garden space. 2. The size & construction is not in keeping with the other developments. The intended colour & roof pitching will be foreboding & will look incongruous. 3. The large terrace on the property at 38A Hillfield Road enjoyed a private, elevated outside space. We would not have considered purchasing 38A had we not had the expectation of being able to enjoy this outside area. A large house with 4 bedrooms needs outside space. The new proposed development would mean that the terrace would be completely overlooked & natural light will be blocked to this south facing terrace. 4. If this proposed development proceeds then the value of 38A Hillfield Road will need to be reassessed as it would no longer enjoy the same level of privacy. The terrace is entered directly through the kitchen & the proximity of the proposed development would impede on privacy. 5. The noise element & inconvenience while the building work was being completed would be unbearable. The proposer will gain from the development but not the owners of 38A Hillfield Road, yet the impact to their normal living will be compromised both temporarily & permanently. 6. The owners of 38A Hillfield Road were allowed 1 parking permit. 38 Hillfield Road were not permitted a permit as they had the garage. If this development is allowed & 38 Hillfield Road subsequently sold then how would that impact on the parking situation for the basement flat? 7. The proposed development will be a blight on the landscape to the owners of properties on Hillfield Road. 8. 38 Hillfield Road has 2 bedrooms so should a live-in carer be needed, then a spare room is already available. 9. Would this be a sound decision for Camden Council to make - to allow a Granny/Carer Annexe to be built above a garage which will impact permanent on the landscape yet will only be needed for a short, pre-determined time for the current owners of 38 Hillfield Road.