

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/1553/P	Ros Franey	22/05/2022 12:42:58	OBJ	<p>I have very strong objections to this application. From what I understand, the applicant intends to fill in remaining open space outside the property on the ground floor and build up on to the roof in a way that will severely limit the light reaching the back of the houses in York Way and Marquis Road. I live in Marquis Road and value every inch of light coming into my garden over the top of the York Way houses: my immediate fear is that if planning permission is granted, it will set precedents for other York Way owners to build up, effectively, a 4th storey on to their properties. There simply isn't enough room between the two terraces to allow this to happen without seriously damaging the environment in between.</p> <p>Quite apart from the sheer height and density, I hear from adjacent neighbours that there is already a significant noise nuisance coming from this property, which is already crammed with tenants. An extra storey will only make it worse.</p> <p>Camden says it needs family housing, but this development is patently not that. Its further erosion of light and open space is creating nothing but a future slum. Another unit at roof height will further invade the privacy of people living in the surrounding houses as their gardens are overlooked. It will increase population, noise and light pollution, which in turn will disturb the birdlife that's clinging on in the diminishing strip of gardens between Marquis Road and York Way.</p> <p>This is also a conservation area. By destroying the environment and outlook of the houses in and behind Marquis Road, developments like these are eating dangerously into the Camden Square conservation area. The fact that these regulations have been broken in the past is no justification for breaking them further. Camden's own public housing developments (notably in Agar Grove) clearly recognise the importance of creating open space and play areas between the blocks. Why should this piecemeal private development not have to stick to the same rules? It's vital these developments are not allowed to further erode our precious light and fresh air.</p>

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2022/1553/P	Jane Duran	22/05/2022 18:49:15	OBJ	

I object very strongly to this application. The house already has an extension that reaches close to the boundary wall at the rear; the additional proposed extension would infill the space to the side of the existing extension, leaving a very reduced garden space. The application also proposes adding another storey to the house. Surely both proposals run contrary to conservation regulations for the area.

As long-time residents of Marquis Road, when we applied for planning permission to do a rear extension of our property in 2010, Camden's development rules stated that the single storey extension would not exceed beyond the rear wall of the original dwelling house by more than 3 metres. We kept to this restriction for our extension. While I realise that Camden has to consider all proposals, I hope that it may be possible for Camden to establish clear limits to extensions thus preventing such unreasonable submissions.

Such limits seem more and more urgent given the need to preserve whatever remains of the sadly depleted open garden space between Marquis Road and York Way houses. We need to protect, not encroach on, this precious space to encourage wildlife to flourish, to allow for sufficient natural drainage to cope with heavy rains associated with climate change, to promote healthy clean air for us all.

The request for a fourth storey I find particularly disturbing. Other properties on York Way have built fourth stories, but I hope that Camden can take a strong stand on future applications. These now tall houses cause light pollution, further loss of privacy as gardens are overlooked, and also noise pollution as the number of occupants of newly created flats increases.

I sincerely hope that Camden will not approve this application

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Application No:	Consultees Name:	Received:	Comment:	Response:
2022/1553/P	Susanne Griffin	21/05/2022 19:31:22	OBJNOT	<p><b>Objection:</b></p> <p>Yet again a landlord is applying to further extend an existing large extension that already stretches very close to its rear boundary wall and has an existing roof terrace, upon which parties have regularly pre-Covid kept families living to the property's rear awake through nights of raucous noise and lights that shine into their rear bedrooms.</p> <p>The applicant neglects to mention in the proposal, that what they describe as "planters", completely fails to mention that their plan would include removing a beautiful existing tree at the side and also several rear-facing smaller trees and large shrubs, that currently provide some light, sound and air pollution mitigation, as well as food, perching and roosting for local birds, insects and wildlife.</p> <p>It seems that the plan also includes additional 150 watt outside lights, which would add further light pollution to the narrow remaining garden areas that separate the York Way and Marquis Rd. terraces of properties in the Camden Square Conservation Area. The removal of the planters and additional lighting indicates to me that the plans include further use of the already quite small ground floor outside space for nocturnal entertaining. Already, it seems rather full of barbecue equipment and bikes, and the only remaining 'garden' like area is that of the planters, which the owner now sadly seems intent upon removing.</p> <p>Currently, other tenants who use the existing roof terrace (for working from home, relaxation, as well as social occasions) already overlook Marquis Rd residents in their gardens, which is sometimes quite unpleasant, however the applicant now apparently intends to add an extra storey to their property, raising the roof line and also including both front and rear mansard roof projections. This will entail further potential privacy intrusions, light pollution and noise pollution, since it's not just one family using this property, but it's divided up into flats and seems to me to be rented out to a wide variety of different tenants over the years.</p> <p>In the past, we have experienced difficulties with AirBnB partying noise and disturbances associated with landlords' rental habits.</p> <p>Most importantly, allowing such an extensive and intrusive over-development would be in conflict with the existing Camden Square Conservation Area guidelines, and would set a dangerous precedent if allowed to proceed.</p> <p>I particularly object to this planning application as a long term resident of Marquis Road, who is passionate about trying to build a sustainable future for succeeding generations.</p> <p>Once ground is built over, its potential for soil to be cultivated and used has gone.</p> <p>We have deliberately foregone extension of our own property in order to help maintain a small bit of urban space to encourage wildlife.</p> <p>I think it's vital that Camden Council start protecting eco-systems, and include wildlife, rain water capture and the flood drainage enhancement provided by active gardening (to include shrubs and trees) in all their planning decisions. Consideration should also of course be given to the physical and mental impact of sustaining 'greenery' and wildlife for residents, pets and other living creatures.</p> <p>For local assessments regarding 'green' amenity values in land use, issues such as potential carbon capture and biodiversity value of Camden's remaining back and front gardens should, in my opinion, become an even more crucial part of local conservation area planning, but of course this kind of decision-making has to come from local government.</p> <p>After many years of trying to make my own garden spaces more wildlife friendly, in the last year, I have seen sparrows, greenfinches, coal tits, blue tits, blackbirds, magpies, wood pigeons, parakeets, swifts, woodpeckers, robins and starlings in my own front and back garden areas, as well as foxes, cats, outdoor mice, frogs, insects, butterflies, moths, and even bats.</p> <p>Every little bit of the small remaining 'green corridor' between the residential terraces of York Way and Marquis Road, is now vital to sustaining this tiny, elongated 'island' passageway for Camden's urban wildlife.</p>

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Instead of allowing landlords and owners to concrete over this remaining land, please could Camden firmly encourage those in control of such properties to dig up the concrete instead, or at least have lots of greenery in planters, where that's not possible.

I strongly object to this particular planning application because no. 67 York Way has already been extended as much as possible from its original size according to existing planning rules, therefore the landlord should not be given permission for this further extension.

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