

Application No: 2022/2436/P
Consultees Name: Suzanne Hova
Received: 30/07/2022 16:09:58
Comment: OBJ

Response:

Date 30,07,2022

We are writing to you with regard to the new:
Planning application - 2022/2436/P, Erection of a detached timber outbuilding
Site address - 39 Basement Flat Rosslyn Hill, London, NW3 5UJ

We are the residents of:
Flat A Raised Ground Floor, 39 Rosslyn Hill, London, NW3 5UJ

We would like to start by letting you know how shocked and devastated we are with the new planning application submitted by our Basement flat neighbour and to let you know that we are totally opposed to it. This would be an addition to planning permission that has already been permitted where a large extension will be developed under the top garden area (Planning Application - 2014/5285/P), and we feel that this space is more than adequate to house an office.

We as a freehold property insisted when the first application was granted that the top level of the Basement flats garden would stay as a garden area without any new detached or fixed structures.

The back of our flat will face directly in view with this new proposed excessively large timber building where both [REDACTED] with doors leading to our balcony where we spend a lot of our time with an uncluttered view of greenery and wildlife living in their natural habitat (so this new build would certainly impact on our privacy and loss of outlook).

We also have a strong belief that if this detached extension will be permitted then it could be integrated in with the first proposed planning application, where a new extension under the top garden will take place.

It is also clear that the detached extension is not a Shed it is a massive, almost 3 metre high by 5.5 metres long structure (and thats even before it is levelled on the ground posts) that will occupy half of the length of the top garden exposing our privacy (and again) loss of outlook.

The overall size of the detached extension is: H 2875MM x D 3874MM x L 5500MM

Please refer to the picture that been taking by the agent:
DESIGN, ACCESS & HERITAGE STATEMENT
Page 3 Picture name : Rear elevation of main house

To express our concern with the above application we would like to use Camden Planning Guidance/Design CPG 01 section 4.22, 4.23,4.24 below.

Development in rear gardens and other open land
4.22 The construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens and other undeveloped

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areas, can often have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property.

4.23 Large garden buildings may also affect the amenity value of neighbouring gardens, and if used for purposes other than storage or gardening, may intensify the use of garden spaces.

4.24 Development in rear gardens should:

- † ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden
- † not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area
- † use suitable soft landscaping to reduce the impact of the proposed development
- † ensure building heights will retain visibility over garden walls and fences
- † use materials which complement the host property and the overall character of the surrounding area. The construction method should minimise any impact on trees (also see Landscape design and trees chapter in this CPG), or adjacent structures
- † address any impacts of extensions and alterations upon water run-off and groundwater flows, both independently or cumulatively with other extensions, and demonstrate that the impact of the new development on water run-off and groundwater flows will be negated by the measures proposed. Reference should be made to CPG3 Sustainability (Flooding chapter).

4.25 Pockets of privately owned land make important contributions to the character of certain parts of the borough, both in established neighbourhoods and areas of new development, creating village greens, informal verges, set backs for established structures or settings for listed buildings. Building on such areas will generally be discouraged.

4.26 Where any type of development, either in a rear garden or on private land that forms part of a public space, may be appropriate in principle, a full assessment should be made prior to the commencement of the development to avoid any potential impact upon trees or other vegetation in the surrounding area. This assessment may be required as part of an application for planning permission.ii

we are looking forward to hearing back from you on this matter.

kind regards,

Suzanne and Eiliran Hova

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2022/2436/P	Thomas Roderick Webb	31/07/2022 22:02:12	OBJ	I, Thomas Roderick Webb, own a flat in the same building as Mr Golding. My first floor flat has windows on three sides of the house (39 Rosslyn Hill). The [REDACTED] where Mr Golding has applied for permission to erect a wooden structure for office/leisure purposes (according to the planning application). In my opinion, this wooden building will spoil the appearance of the garden. A previous owner excavated part of the garden, reducing the extent of the lawn, and I object to further changes in the appearance of the garden.