
From: [REDACTED]
Sent: 11 November 2022 11:17
To: Miriam Baptist; [REDACTED]
Subject: Planning Application at 95A Torriano Avenue NW5 - 2022/3788/P
Attachments: Camden Local Plan, Policy D1 Design.pdf; Camden Planning Guidance Jan 2021, Rear Extension.pdf; Land Registry Proprietorship Register, 95A.pdf

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Dear Miriam,

Myself and my neighbours in [REDACTED] Torriano Avenue are concerned about the above planning application at 95A, for which you are the case officer. I am emailing you directly with my comments as it is not possible to post comments on the website.

I notice that the application was registered on 21st October 2022, and that the statutory consultation period is 21 days, expiring on 11th November - today.

In forming my remarks, I have read the the following documents:

Camden Local Plan Adoption Version, Policy D1 Design.
Camden Planning Guidance January 2021.

Please find attached:

Marked-up scans of the policies I consider relevant in this case.
Google image of the area enclosed by Leighton Road, Leighton Grove and Torriano Avenue.
Land Registry Proprietorship Register for 95A.

Please find below my objections to the application:

1. The extension is out of proportion to both the host building and the garden.

The extension is simply too long for the site. Compared to neighbouring No 97, the garden of 95 is shorter, yet the planned extension will be longer than the extension of 97.
This would leave No 95 with a very small garden and large increase in massing.
Consequently, the existing ratio between built and unbuilt space will be distorted in favour of development on gardens. Others would seek to follow this precedent.

The extension to No 95 would be more acceptable if it is shorter than that of No 97, as 95 has a shorter garden, maintaining the existing ratio between built and unbuilt space. Visually, the massing increase appears less if the extension is in proportion to the **host building**, rather than building up to a particular line, for example to the same line at the extension in No 97.

2. Loss of garden amenity.

The houses on Leighton Road, Leighton Grove and Torriano Avenue enclose a green, quiet, pleasant area of gardens, landscaped parking and low buildings. This amenity can be enjoyed by everyone who looks out over it. It is also a habitat for wildlife and birds.
This amenity should be protected.

If the application is granted, others may seek to build excessively on their gardens, with consequent loss of amenity.

3. The number of bedrooms is too many for the limitations of the site.

Flat A is currently a one bed flat. The front room is the living room, the rear room is the bedroom. Both these rooms have the original windows. The kitchen/ bathroom extension has its own small windows. The proposed plan will effectively turn the flat into a three bed flat. (Two double bedrooms and a 'study'.) One of the bedrooms and the 'study' will have natural light solely from a very small light well. This is a poor design and will result in poor quality accommodation.

The design could be improved by ditching one of the bedrooms and creating a good sized internal courtyard.

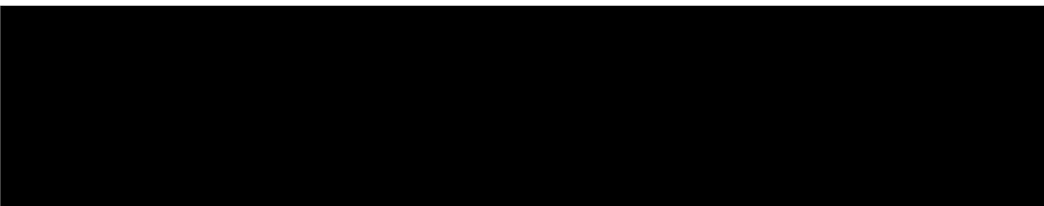
4. Inadequate natural light and ventilation.

A well known problem with mid-terrace lower ground floor flats is the difficulty of getting natural light and ventilation into interior rooms. Such flats are like a long, dark tunnel with light and ventilation only at either end. The proposed development will make this tunnel much longer, darker, stuffier.

This could be avoided by creating a good sized internal courtyard with appropriate ventilation: sliding glass doors / windows.

5. A previous application was made at this property in 2016: 2016/5052/P

This application sought to extend the lower ground floor and also build a 'writer's cabin' against the rear garden wall, with only a small piece of garden left in between. This cabin was to have 'services' - water, drainage - everything that was needed to turn it into another bedroom. This application was eventually refused.



Conclusion:

If this is passed it will set an unfortunate precedent which will enable others to build excessively over their gardens. This in turn will change the ratio between built and unbuilt space, in favour of built space, with consequent loss of amenity.

This is a low-quality, exploitative development and I sincerely hope it will be refused.





<https://www.google.com/maps/@51.5513938,-0.1341197,201m/data=!3m1!1e3?authuser=0>