

Robert and Ann Marie Starr
20 St Mark's Crescent London NW1 7TU
E: [REDACTED]

London Borough of Camden
Planning and Development
Planning Officer
Via Email: planning@camden.gov.uk

Sir/Madam:

10 March 2023

Re: Planning Application 2023/0160/P- 10 St Mark's Crescent London NW1 7TS

We strongly oppose this planning application.

We live in St Mark's Crescent, nearly opposite the site in question.

This application should be rejected on multiple grounds as explained in detail by other residents who have filed objections, notably including the objection filed by the owners of 11 St Mark's Crescent, next door to the site.

The principal grounds on which we object to the application are:

1) the application seeks over-development of a property in a part of the Conservation Area that has a unique character. The over-development aspects include proposed sub-basement excavation of 3.5m below the existing lower ground floor level across the entire front of the property, and a proposed new rear extension with terrace above.

2) The application's design features are not in keeping with the scale, character or appearance of this part of the Conservation area, notably as regards a proposed front lightwell, and an extremely unsightly design for a new rear extension.

Also, it is of critical importance the LB Camden insist on certain restrictions in any grant of planning permissions for properties in St Mark's Terrace, as LB Camden set out in its grant of planning permission for 31 St Mark's Crescent (planning application 2018/4547/P) (including regarding deliveries to the site and removal of materials from the site- the extreme narrowness of this part of St Mark's Crescent would not allow for any skips to be placed in the road or for large vehicles to stop anywhere near the site).

Please consider this letter as Opposition to the Planning Application and a Request to be notified of Committee Hearing. We had previously filed electronically and had inadvertently recorded the letter as 'Comment Made and Notify' instead of 'Opposition and Notify...' Please consider this letter as a replacement for our earlier electronic filing.

Yours faithfully,

[REDACTED]

Robert and Ann Marie Starr
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