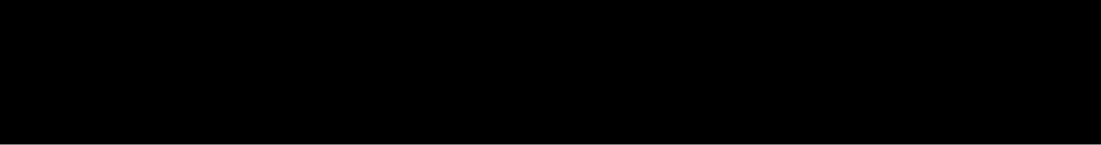




**Subject:**

URGENT: Impact of works at 14 Greenaway Gardens



Dear Madam, Sir,

We just found out by sheer coincidence that proposed works due to take place at our neighbouring property, situated at 14 Greenaway Gardens, NW3, have completely changed in nature compared to the previously submitted and approved planning application, which we had supported. Heavy construction works are already ongoing as we write and so we would like to speak to the planning officer in charge as a matter of urgency.

The previously submitted and approved works to the garden of 14 Greenaway Gardens involved a sympathetic landscaping plan mixing terraces and green spaces, in line with the surrounding gardens in this important conservation area. In addition, they involved the careful preservation of a centenary-old specimen English oak.

It is only because of some very concerning hard pruning of this specimen oak yesterday that we found out about application number 2022/5583/P, posted on 6 February 2023, which proposes five single story outbuildings in the rear garden, over a large footprint and standing in stark contrast to the previously presented and approved landscaping design. These outbuildings are considerable in their surface, and almost look like a mini-development in their own right in the middle of these adjoining gardens. They include an indoor swimming pool house with jacuzzi and sauna, a gym and dance building and a games building with attached gallery, in addition to two further outbuildings.

To make matters worse the owners appear to contend that they can proceed without any form of consultation or planning permission, as a "permitted development", after having deceived all neighbours and planning officers with a completely different scheme in 2021/22.

We are very concerned about both process and substance here. The visual impact for multiple neighbours will be considerable, and for the urban wildlife and ecosystem in these gardens it is equally worrying. In addition, we fear that the over-pruning of the rare specimen oak is causing undue stress and may in fact accelerate its decline, so that an excuse can be found to fell it at a future stage. Our trust in the good faith of what is going on in that property has broken down, and this is a feeling shared by neighbours.

Please could you intervene as a matter of urgency and let us know when we could speak. Many thanks in advance.

Kind regards

Patricia Lee & Pascal Heberling  
6 Chesterford Gardens, NW3 7DE

