



From: Alan Payne KC [REDACTED]
Sent: 27 March 2023 12:14
To: Planning Planning <Planning@camden.gov.uk>; TreeSection <TreeSection@camden.gov.uk>
Cc: [REDACTED]
Subject: 14 Greenaway Gardens NW3

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Sir,

I write as a matter of urgency in relation to the application submitted on behalf of the owners at 14 Greenaway Gardens, London, NW3 ("the Property") - application number 2022/5583/P, posted on 6 February 2023 – to build (image of outbuildings attached):

- a new swimming pool plus enclosure
- a new games hall
- a new gym building
- 2 new sheds to house plant equipment:

- o pool filtration and sire
- o irrigation equipment

[REDACTED]. In order to give a sense of the scale of the works which are being undertaken, the number of trees that have been removed, and the limited replanting of trees I attach a picture of the work which is being undertake.

By way of background, planning permission was originally granted for hard and soft landscaping pursuant to planning permission 2021/0984/P dated 20/08/21 following the demolition of the summerhouse in rear garden and landscaping works. The owner of the Property engaged with us and our neighbours in relation to the demolition of the small summerhouse house (in relation to which permission had never been granted to the previous owners). They presented their actions as removing what everyone agreed was an eyesore. Critically from our perspective, they gave concrete assurances as to their complete commitment to maintaining and indeed increasing the tree coverage. Furthermore, their agent expressly stated that the building would not be replaced, explaining in detail how instead a large sunken seating area would be dug for the purpose of barbecues etc. This was borne out by the fact the original application made NO mention of ANY outbuildings, let alone 5, at that stage. On this basis of these unequivocal assurances we did not object to their application which seemed to benefit everyone and promote – in terms of greenery – precisely what the Hampstead Conservation Area aims to preserve.

Since then, we have had no further contact from the agent/owners of the Property..

Recently, however, we became aware, that in contrast to the original planning application, what is now proposed is the building of 5 outbuildings. The proposal is for them to be located far away from the Property, and along the walls separating the rear of the Property's garden with properties on Chesterford Gardens. Directly, behind our wall, having felled trees some months for this purpose, it is proposed that a structure containing the pump machinery for the proposed pool is situated. We now, therefore, face a situation where the summerhouse has been replaced with a structure containing pool pumping equipment (with the noise that will entail).

The five new structures that will undoubtedly:

1. Affect the natural ecosystem in the area – whilst it will be alleged that some more trees will be planted the fact remains that having 5 outbuildings as opposed to simply terraces will be detrimental.

2. Affect the view of most of the neighbours – we will have sight of 5 buildings throughout the year – a roof garden does not help in any way, and definitely not in the winter months.
3. Cause noise and possibly air pollution – the pool house storage is very near our fence – our three children play there all the time, and we are extremely concerned about its positioning.
4. Damage (through their foundations) the existing trees and in particular the oak tree.

The current proposal undermines the very premise of the original application, which was predicated on the removal of a building, and the assurances were given by the owners/agents of the Property we have therefore been left with no choice but to urgently seek specialist legal advice and would be grateful if you could not proceed with this application until we have had an opportunity to obtain this and make further representations. The owners/agents of the Property are refusing to reply to our requests for clarification. In contrast to the original application they fail to engage with us, or give us any warning what they intended to do. There can be little doubt that from the outset the plan was to build these five buildings and, knowing that they would never be given permission to build the buildings if they made a straightforward application, they first obtained our agreement to their application to demolish the summerhouse with assurances that were never reflected their plans, and made the original application with a view to later making the current application (and on this occasion providing no prior notice and refusing to engage).

This is precisely the type of situation where long term residents of Hampstead need Camden to step and ensure that planning requirements are complied with both in terms of the law and the spirit of the law.

Please can you confirm receipt of this email.

I look forward to hearing from you as soon as possible.

Kind regards,

Alan Payne KC
8A Chesterford Gardens