
From: Tomas Kubica <[REDACTED]>
Sent: 30 March 2023 13:13
To: Geri Gohin
Subject: Fwd: URGENT - application no. 2022/5583/P

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Geri
Hope all well.
I just got your voicemail and tried to call back.
Hope this email works - please let me know.
Best

----- Forwarded message -----

From: Tomas Kubica <[REDACTED]>
Date: Tue, 28 Mar 2023 at 21:32
Subject: URGENT - application no. 2022/5583/P
To: <planning@camden.gov.uk>
[REDACTED]

Dear Sir or Madam,

This is in relation to the application no. 2022/5583/P.

We are currently residents at 28 Lyndhurst road, Flat E, NW3 5PB London, and as of 30 March we are moving to our newly-bought property at 4b Chesterford Gardens, NW37DE London (we exchanged on the property on 21 December, and are completing on 30 March). We have been residents in Hampstead since 2015, with a short break in 2016-18 when we moved abroad, and we love the area.

The property at Chesterford gardens is the first property we purchased in Hampstead; we have been renters until now. We have fallen in love with this property because of the nice views from the flat, the beautiful trees (including the 250year old oak tree), and the wildlife in and around the gardens (foxes, squirrels, birds).

We found out today about the plan to build 5 buildings in the garden neighbouring on ours, from the Greenaway gardens side. This information has not come up during our searches and investigations when we were considering the flat - we were informed that there will be only landscaping done in the garden. As we found out, there was application on 6 February this year, changing the project from garden landscaping to a full construction with 5 massive buildings up to 4 metres high.

We are very much concerned with this planned project, and strongly oppose it on two grounds:

1. We are concerned about the impact of the construction on the natural habitat of the animals in the gardens, and on the trees, especially the very old and precious oak tree. We are concerned the massive buildings will need deep excavation, damaging the roots of the trees. And the height of the buildings (up to 4meters) will obstruct views and light.

2. We are concerned about the way the application was done, as we believe neighbours may have been misled about the intentions of the project. Our understanding was that there was an initial notification for the landscaping project, which involved removing the pre-existing pool and damaging a garden house. This was largely not objected by the neighbours, who welcome landscaping and protection of the natural environment.

However, with the recent application, this plan was changed to the massive construction. This is made on the grounds that this is a permitted construction because it fulfils the criteria. However, we believe that this construction may have been the intention from the beginning. If the application was filed at the outset outlining both the demolition of existing garden house and construction of the new buildings, this would require permission of the neighbours. By splitting this process into two steps (landscaping/demolition; and then construction), neighbours consent was eliminated. Neighbours feel misled and mistreated.

We hope you will investigate this matter, and ensure adequate protection of natural habitat, as well as the following of the letter and the spirit of existing laws and regulations.

We are happy to discuss over the phone or meet in person to discuss the matter.

Thank you and kind regards,
Laura Kubica Grigerova & Tomas Kubica