

Subject:

URGENT OBJECTION TO PLANNING APPLICATION 2023/0207/P. 26 Netherhall
Gardens NW3 LONDON

Apologies for the late letter but its taken time for me to organise this email correctly. Can you kindly reply by email to confirm my comments are received and considered.

OBJECTION TO PLANNING APPLICATION 2023/0207/P. 26 Netherhall Gardens NW3 LONDON

From Mr J.I.M Bacal ESQ
4 Perrins lane
London NW31QY

Im enclosing my comments about this application.

My personal opinion of this design is that it is very out of keeping with the features of this conservation area and especially of the main house it will be attached to. It has no resemblance to any of the original features of this house. It is particularly large and overbearing to its neighbour at no 24a and indirectly no 24. The council should require the plans to be revised and modified.

The building mass is too large and too close to no 24a and will cause unnecessary problems primarily loss of light, overlooking, loss of privacy and enclosure of an upstairs window. The plans to build so close to the flank wall of no 24a are ridiculous and unfair. Apart from the above mentioned there is the question of ground stability building too close to the neighbour. There will be total loss of light to a habitatal space at the neighbours house at 24a. Any new building going into a plot should fit into that plot and not try to overtake what is offered.this is a development not a family home so its a matter of squeezing out square footage. The council should be mindful of these intentions.

The Netherhall and Maresfield conservation area is a particularly serene and peaceful corner of Hampstead.I am always struck by the wonderful trees and foliage creating such an amenable environment. Unless I am mistaken I understand there are plans to cut trees on the boundary and at the front garden. I do not agree with any of this. I am in my 90s and fear for the future of the environment for my grandchildren. To cut down trees for the sake of a bricks and mortar makes absolutely no sense when the environment and climate change are at the forefront of everyones minds.

Every tree contributes to the air quality and mitigates air pollution.Many school children are in Hampstead due to the numerous schools in the area and don't they deserve a better chance for their future health by breathing in better quality air? We have a duty of care towards our future generation's health and well being.

The busy Finchley Road is a mere 2 streets away with its heavy traffic.The trees are important for carbon capture neutralising the air and making it as healthy as possible.I would like to see the council take a proactive stance and enforce these trees to stay where they are standing for this very important reason. Mature trees can take years to grow and with the Earth Deadline 2030 approaching there is no time to waste.

The trees also offer screening for all the surrounding neighbours and hold public amenity. The numerous windows overlooking all the back gardens suggest design was in mind to view trees and green space when originally designed. The trees also offer visual and acoustic screening

Reviewing the plans for the rear of the building I cannot see what the addition of a light well will offer. It will be dark and gloomy down there not the kind of place anyone should want to spend time. Would it not be better for the inhabitants of the apartment to look directly out on green space and trees rather than a high wall?

The new build extends far too deep into the garden of no 26 and far too close to no 24a. How are these neighbours meant to peacefully cohabit when sitting too close to each other ? The terrace is far too close to the garden of no 24a and if the residents use this terrace there is no sensible space between the neighbours.

The location of this lower ground terrace offers a completely different scenario than if there was an open plot of garden as it is designed as a confined space. This is not a neighbourly friendly scheme by any means. It also is too close to the next property within the conservation area and I do not know of any other property in this locale which has a similar situation.

I thank you for your consideration.

Yours sincerely
J.I.M Bacal ESQ