



Subject: URGENT LATE COMMENTS 2023/0207/P



Begin forwarded message:

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Date: 31 March 2023 at 09:10:50 BST

Dear Camden Council
Please log my OBJECTION for planning application

2023/0207/P
For 26 Netherhall Gardens NW35TH

OBJECTION
Mrs Z Bacal
4 Perrins lane
NW35TH

Please can you confirm receipt of this email
I understand the council are still receiving comments for this application

Thank you
Zelda Bacal

Design. Missed opportunity with this design. It has nothing to do with the main house. Can be improved. Gap been closed building to next door. Far too close. Could affect the structural stability of the neighbours house. Must be set back further. Too close to the neighbours on top of them. Mass too big. Does not sit well in the space available. Ugly from the rear. Eyesore for the neighbours aspect. Not in keeping with the conservation area and will set an unpleasant and unfavourable precedent.

Excavations. Seem pretty deep to me. 2.5m retaining wall proposed. the structural report is lacking. No proper information on it. Council must ask for clear plans and evidence will not interrupt and damage neighbours buildings before assessing. Nothing presented in the application.

Drawing 4.10 proposed front elevation. Misleading drawings. Not accurately depicted. 24 and 24a are lower than depicted so the proposed building will sit higher than shown

Trees. On no account mature trees should be cut down to accommodate a new building. I would hope in this day and age an architect will design round the plot available. Netherhall Gardens is in the Healthy Streets Zone for clean air for the schoolchildren. The large canopies from mature trees should not be cut down they are essential for carbon capture and do a good job. Plenty of air pollution in London trees are crucial. The trees also hugely contribute to ground stability especially on the steep slopes at netherhall gardens. If a 2.5 metre retaining wall is proposed the trees are needed.

Heat Pumps. Are noisy whatever the manufacturer says. Must be proper investigations and reports how these machines are going to run and for how many hours a day and how loud. No information given. The Trees must also be maintained to absorb any noise from these

Daylight. Total loss of light to a downstairs window lighting a habitable space. Really not acceptable under any circumstances.

Environment. There is so much talk these days of preserving and conservation. This conservation area is a jewel in the crown of Camden Council's portfolio and must be protected at all costs. All new buildings should fit in within the given environment rather than try to steamroll unforgiving designs into their plot of land. Preserving the conservation area as a whole should be the no 1 priority when appraising any new application.

Overall observations. Considering the last 9 years of applications to this site and that planning permission was given for a double basement in a previous application this application is preferable solely for the reason of no basements.

But the overall design leaves much to be desired and there is no evidence in the supporting documents that neighbours' properties will not be damaged because of excavations and construction. I ask the council to keep a strict eye on all building works and impose conditions and expect amendments to the current design before considering this application.

Conservation Area. This is a conservation area. Better design and consideration for the neighbours is key.