

To: planning@camden.gov.uk

Subject: Re 20 Crediton Hill, London NW6 1HP - Full Planning Permission Application 2023/2258/P

FAO Edward Hodgson

Dear Sirs,

I am writing on behalf of myself (Siddhi Mittal) and my husband, Pirashanthan Suntharalingam. We are the owners of Flat 6, 20 Crediton Hill. We would like to submit an objection to the planning application at 20 Crediton Hill (reference 2023/2258/P).

Our objection is based on several reasons.

Firstly, we currently have an open view of the cricket grounds, similar to those of Flat 4, and this was a key reason why we purchased the property in the first place. (See pictures attached below). However, with the increased height of a new property, our views will be materially impacted.

Second, the design of the proposed building is very peculiar, and not in line with the rest of the street and conservation area (lightweight modern as opposed to fitting in with all the heritage assets nearby). This is in contrast to the Council's Design Supplementary Planning Guidance (SPG) on the importance of building's blending in with the surroundings, and goes against Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Third, we currently have access to a shared garden of the house. We frequently use both the garden, and the terrace towards the back of the garden. However, with the proposed development, especially with the full-length windows and doors, it would feel uncomfortable to use these areas given the design of the property, even though these areas are a shared area for the house. The proposed development feels encroaching and does not account for the interests of the other residents of 20 Crediton Hill. Moreover, there will also be a loss of light for those in the garden.

From an environmental perspective, there are a number of trees in the garden which have been meticulously taken care of over the years. The residents of the house have been taking great care of the garden. The construction of the new development will involve the destruction of several trees and plants, unfortunately, and it does not seem clear if there is a reasonable plan to re-plant.

There are also several safety concerns with the potential development. Access to the property is via a narrow pathway. In an emergency, of which there could be many given the extensive works being proposed, it is unlikely that relevant safety appliances can be accessed easily. Furthermore, given how narrow the pathway is, it is difficult to see how construction can occur safely. Several other properties also have the right to park in the driveway so there is cause for concern over how materials can even be moved to the site on a day-to-day basis.

Furthermore, it is not even clear what rights the studio owners have. The studio had previously been considered an extension of Flat 4, but since the sale of the studio, it is unclear what standalone legal rights are actually provided to the studio.

We strongly believe that the proposed development will both negatively impact our day-to-day views, quality of life and the value of our property.

This proposal also runs contrary to the relevant national, London-wide and local planning and conservation policies, and we urge the Council is urged to refuse the application.

Thank you,

Siddhi Mittal
Flat 6, 20 Crediton Hill
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