

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1876/P	R Berelowitz	27/07/2023 10:11:47	OBJ	

Dear Sir/Madam,

I am writing to formally lodge an objection to Planning Application 2023/1876/P regarding the property at 34 Meadowbank, London, NW3 3AY. As a concerned resident, I wish to express my deep apprehensions regarding the proposed development, which I believe will have significant adverse effects on both the local community and the surrounding environment.

Over-Development Concerns

Upon careful examination of the proposed plans, it becomes evident that the scale of development appears excessive for the current structure's size and the prevailing character of the private estate. I note that the property has previously been granted approval for a basement, and this additional application will transform what was originally conceived as a three-storey house into one comprising six stories. Considering that the house is situated within a private, high-density estate, the potential consequences of permitting this application are gravely concerning. The fact that the current developer has no previous residency history in the property and seeks to maximize its redevelopment, following the prior approval of the basement application, raises legitimate worries about the precedent this may set for future purchasers of properties within the estate. This, in turn, poses a direct threat to the welfare and interests of existing residents.

Loss of Light Implications

The application purports that the loss of light to neighbouring properties and communal gardens adheres to the prescribed limits. However, it is essential to recognize that if other properties within the estate were to follow a similar course of action, the cumulative impact on neighbours and communal spaces would be significant. While the light loss may seem negligible in the context of a single application, it becomes substantial when multiple properties opt for such developments.

Privacy Concerns

In evaluating the submitted photographs supporting the double-storey aspect of the application, the captions accompanying them appear to be misleading. Notably, the reference to a "Large tree obscures view of roof from neighbours' gardens and windows" warrants further examination. The tree in question is deciduous, shedding its leaves during Autumn, Winter, and early Spring, rendering the view unobscured during these periods. Consequently, the proposed construction of an additional storey raises valid concerns about increased overlooking, particularly impacting properties 47, 48, 49, 50, 51, and 52 throughout most of the year. The tree's insufficient year-round cover to mitigate the privacy loss arising from the proposed development heightens these concerns.

Preservation of Estate Character

This application appears to exploit the success of a previous contentious approval, exemplifying a case of capitalizing on an earlier favourable outcome. The continued overdevelopment of the property will inevitably lead to heightened overlooking of neighbouring properties, diminished light for homes and communal gardens, and increased disruption to the daily lives of nearby residents during the construction phase. Such

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developments, if permitted, would only worsen the situation for the Meadowbank estate, setting an undesirable precedent for future projects.
Moreover, the proposed redevelopment fails to demonstrate due respect for the historical and architectural character of the estate. It is of utmost importance that any construction aligns harmoniously with the existing buildings to safeguard the area's unique identity.

In light of the aforementioned concerns, I urgently implore Camden Council to meticulously assess the potential negative impacts of the proposed development on the estate, the local community, and the environment. Consequently, I respectfully request that the Planning Application be rejected.

While I appreciate the significance of development, it is essential that such endeavours are approached thoughtfully and with due consideration for the long-term well-being of the community. I am confident that your department will devote the necessary attention to this matter and arrive at a decision that best serves the interests of all stakeholders involved.

Thank you for your time and consideration.

Yours faithfully,
R M Berelowitz

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2023/1876/P	Nigel Smith	27/07/2023 10:04:57	OBJ	<p>I wish to object to this application on the following grounds:-</p> <p>1/ Housing Density. It should be apparent from the estate plans, photographs, comments received that the proximity of the houses, their juxtaposition and the slope of the site means that any development has the potential to adversely impact the privacy, amenity and light of numerous properties. Therefore, not only are immediate neighbours 33 and 35MB, the parallel rear terrace 27 to 30 MB, the front perpendicular terraces 46 to 50MB/52 to 56 MB adversely impacted but, as can be seen from the objections, houses in the Estate 's front crescent 1to 26MB and rear terrace 40 to 45 MB will similarly suffer. The impact is Estate wide and the presumption should be against development certainly where the proposal involves a 3.1m extension to the ridge line which all previous developments have respected.</p> <p>Permitted Development. It seems laughable that this proposed development purports to fit within permitted development criteria particularly when such rules have a no previous development gateway. Clearly on any purposive construction of the criteria this property with living accommodation in the roof space has been developed and should not therefore be able to access these permissive rights.</p> <p>Deciduous Tree in middle communal garden. As others have commented on, the application refers to a large tree in the communal garden between 46 and 52 MB that will shield the view of this extension. This tree, appropriately regularly pollarded to keep in check, is a great joy to me as it is likely soon to be the only tree I can see as other glimpses of trees in the surrounding area will be extinguished by this development and no doubt other copycat developments. More significantly when light is at a premium it sheds its leaves. Sadly number 34 will not be similarly shedding its extension and its adverse visual and light impairing impact will be in full view for most of the year.</p> <p>Meadowbank community. Living on a high density Estate with shared communal gardens and service rd comes with a higher responsibility to think of the impact your actions have on others. The applicant has indicated that they wish to minimise the impact this development has on their neighbours. Really? Sadly this proposal looks like a rather crude 3.1m one finger gesture at the wider Meadowbank community. I would humbly ask them to reconsider.</p> <p>Nigel Smith</p>
