

[REDACTED]

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**From:** barbara alden [REDACTED]  
**Sent:** 13 September 2023 15:36  
**To:** Planning Planning  
**Cc:** Angela Ryan; Gary Bakall; Daniel Pope; Alex Bushell; Bethany Cullen; Geri Gohin; Elizabeth Beaumont; Tom Little; David Fowler; Andrew Parkinson (Cllr); Gio Spinella (Cllr); Linda Chung (Cllr); [REDACTED]  
**Subject:** Re: 14 Greenaway Gardens

To Camden Planning

Re: **2023/3078/P**

This application - previously refused a Certificate of Lawfulness by Camden - was submitted to erect a building in the rear garden of 14 Greenaway Gardens to provide a games hall, gallery and art studio for the owner's family to pursue their hobbies.

It was this current application, together with four other single storey outbuildings, that were submitted together previously, that were refused the Certificate of Lawfulness in June 2023.

But the applicant clearly states in the new cover letter, "As part of the overall development, four other single storey outbuildings are proposed in the large rear garden of the property in order to meet the additional needs of the residing family."

So he is trying to sneak his refused plans through by submitting them individually.

This 'rear garden' area is set well back from the 14 Greenaway Gardens house, but right on the boundary with many neighbouring properties, so any buildings would impact the neighbours' outlook far more than that of the applicant.

My objection to this individual application, 2023/3078/P, is that one family's indulgent pursuit of hobbies should not take precedence over the many neighbours' simple enjoyment of their homes and gardens.

Most people pursue a variety of hobbies, even such sports as table tennis and snooker, within their far more modestly sized homes than 14 Greenaway Gardens, and they hang works of art on their walls and manage to accommodate their children's painting etc, all within their one home.

A separate games hall, gallery and art studio outside the main house are not, by any objective standards, 'reasonable' requirements "for a purpose incidental to the enjoyment of the dwelling house."

Their plans would further reduce the biodiversity of the area - already adversely affected by the extensive building work presently on-going. Re-landscaping would help to recover this loss.

If the planning officers approve a certificate for this application, that would set a precedent and give a green light for the applicant to get the other 4 approved, one by one.

The plans have not changed, the desire to turn the rear of his garden into a five-buildings complex totally out of keeping with the character of the surrounding gardens has not changed, the inevitable blot on the landscape for all adjoining neighbours has not changed, the only thing that's changed is submitting each scheme separately.

A certificate was previously refused. Please discount the applicant's devious tactics to circumvent planning procedures and uphold your original refusal and refuse this one.

Sincerely

Barbara Alden



[Redacted]

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**From:** Patricia Lee [Redacted]  
**Sent:** 13 September 2023 19:56  
**To:** Planning Planning  
**Cc:** Daniel Pope; Bethany Cullen; Elizabeth Beaumont; Alex Bushell; David Fowler; Gary Bakall; Angela Ryan; Tom Little; Geri Gohin; Linda Chung (Cllr); [Redacted] Andrew Parkinson (Cllr); Gio Spinella (Cllr); Katrina Lamont; Nick Bell; Liam Vincent  
**Subject:** Re: 14 Greenaway Gardens Objection (3 of 4) Application #:2023/3078/P (games hall, art gallery) 2023/3078/P (games hall, art gallery)  
**Attachments:** OBJECTION (3 of 4) 20233078P Games Hall & Art Gallery.pdf

Re-send in pdf.  
Thank all.

On Wed, 13 Sept 2023 at 19:32, Patricia Lee [Redacted] wrote:

Dear madam, sir,

Please find attached my 14 Greenaway Gardens Objection (3 of 4)  
Application #: 2023/3078/P (games hall, art gallery)

Kind regards  
Patricia Lee

[Redacted]

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Patricia Lee

[Redacted]

**STOP 14 Greenaway Gardens Outbuildings****This submission contains**

- **A. SUMMARY** of objections relevant to all four applications 2023/3072/P (pool); 2023/3074/P (gymnasium); 2023/3078/P (games hall, art gallery); 2023/3081/P (pool filtration & irrigation stores)
  - **B. OBJECTION (3 of 4) Application number: 2023/3078/P** Games Hall & Art Gallery
  - **C. PICTURES & FIGURES**
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■ **A. SUMMARY**

1. Proposals for the same five large outbuildings are 'fast tracked' once again this time in four different applications. They are still the same five outbuildings. **Camden made the right decision** the first time around to reject these and **must stand firm** in upholding its decision to refuse *'The proposed outbuildings by reason of their scale, number and intended use, fail to be of a purpose incidental to the enjoyment of the dwellinghouse...'*
2. It is clear Camden cannot and must not allow any of these five large outbuildings to go ahead in Hampstead. This would **set a terrible precedent** for a **conservation area** and be detrimental to its **rich biodiversity**, the **environment**, the **neighborhood plan, conservation area and to the visual amenity of so many residents** around the sprawling T-shaped garden, not to mention the **noise pollution** of the oversized machine rooms which they've pushed to the very outskirts of neighboring boundary walls. These would cause **undue hardship** to so many residents and wildlife. Songbirds will be replaced by constant noise of machinery.
3. **Article 4 Direction** is urgently needed to prevent this egregious development from going up. This should be **placed either on all of 14 Greenaway Gardens or for each outbuilding** they propose. These 5 substantial outbuildings for which they are seeking Certificates of Lawfulness are **not reasonably required** even for their running list of hobbies and family visitations. Their perceived need for outbuildings rest solely on the owner's **"unrestrained whim," lacking in "reasonableness"** and to the detriment of biodiversity and to the character of our conservation area that is Hampstead. There is no regard for these evidenced in their submissions.

4. Danylo Knysh is rebuilding a large house with a basement extension where all **their aspirations could reasonably be fulfilled under one roof, underground, and in the community**. For example:
  - Their little girl starting ballet (bless) does not require an outbuilding to “incite” other little girls - just take them to ballet class; make room in the house for Taekwando or go to a gym; put the swimming pool in the new basement or go to UCS if they are using the basement for cinema and other hobbies; and why does a child require an outbuilding art gallery to do kids' art, or a huge pool hall for back pain? Snooker for “spectators” sounds excessive for a non-pro. **Here are some ways in which one restrains whim and behave reasonably:** e.g., when we decide to have a gym in the house, we forego something else; when we collect art, we stop when we run out of wall space and put the rest in storage, or stop buying, or sell...etc. If one has many needs, then something has to give.
  - We and other thousands of UK families have graciously **hosted Ukrainian refugees sharing our own modest homes, making sacrifices about our own family visitations, without the requirement for outbuildings** - the Knysh's should happily host their own parents from Ukraine and easily share their sizable home. His sworn statement unfortunately makes him look out of touch with reality and desperate to justify the excessive size and scale of his development.
5. They have shown a pattern of **misleading behavior, circumventing of rules, and a lack of willingness to follow due process** since the beginning. It is difficult now to take their word at face value anymore. Here are some examples as to why:
  - They **solicited neighbours to 14 GG to show us plans for landscaping, treehouse, sunken terrace, arboretum, water feature, etc** which we all supported. Now we see proposals for five large outbuildings. Danylo Knysh in his statement declared he always wanted to “develop” the house, making comparisons with his even larger rental home on 41 Froggnal (no mention of landscaping).
  - When Camden queried the unusually **large size of the pool filtration** and irrigation stores, 14 GG claimed, *“The two proposed sheds are replacing two former sheds on an almost like for like basis in terms of footprint and scale.”* **FALSE**. The party wall Final Award shows the proposed pool filtration store will be **multiplies the size of the original shed**. Not at all a footprint. **(See Figures 1a & 1b)**
  - Danylo Knysh's sworn declaration states that the **pool filtration store is “located adjacent to the swimming pool hall.”** **FALSE**. Curiously, this is designed to be **immediately adjacent only to the boundary wall to #6 & 8 and side fence to #6 Chesterford Gardens (where all the machinery noise will be sent)**, far away from

the proposed pool hall. In between there is even the huge gymnasium, landscaping and a large parasol planned. (See Figures 2 & 3)

- A great deal of concrete, seemingly for permanent structures, can be seen; piles for foundations have long been employed and other things have been buried in the ground...(many pictures on request). These do not appear to be for the approved landscaping but require professional investigation. **A STOP-ORDER** should be put in place in the meantime to determine if they have indeed started on works for the outbuildings. Given their history, one cannot take their word at face value.
- The plans on **the boundary by our brick wall shows wrong boundary** between no. 6 Chesterford Gardens and 14 Greenaway Gardens. Our party wall surveyor had to fight (to our surprise at the time of "landscaping" thoughts) to ensure to protect the wall, with the boundary beginning on their side of the wall, with our brick wall within our garden boundary. This important point is misrepresented in the plans and **must be corrected for the record throughout.** (See Figures 4a, 4b, 4c)
- While we were abroad, they submitted **an application to fell a tree that is within our garden boundary**, insisting that in their diagram, "*it is plotted slightly further into your boundary than it is in reality*". Camden rightly withdrew their permission and subsequently issued another mandating them to get our permission first, and to replant a new tree. Despite my pleas for them to await **my return 1 September**, **they nonetheless cut a large part of the tree (albeit the overhang) on 29 August leaving a stump (see picture)**. I now reached out in hopes of jointly setting a date to plant that mandated new tree on the boundary and to remove the rest of the stump. **Any works along the boundary between 14 GG and 6 Chesterford Gardens must be done in my presence, therefore an appointment agreed with me (not merely announced to me) is necessary.**
- Now we see an application they submitted to cut another neighbour's tree roots (near the proposed games hall and art gallery), without consultation with them first.
- 6. The purpose and spirit of permitted development rights enable property owners within a conservation area to **undertake small-scale extensions and/or alterations** without the need for planning permission. Where these rights are unchecked, they can **erode the special interest of the conservation** area. It is evident that the sheer size and scale of each of these buildings have already begun to erode the special interest of our conservation area.

■ **B. OBJECTION (3 of 4) Application number: 2023/3078/P**

**Games Hall & Art Gallery**

**Camden:** "The sizes of the Games Hall & Gallery and Pool Hall are excessively large and hence not reasonably required. This is demonstrated by the scale of the sheds needed for pool filtration equipment and irrigation equipment. The provision of a Gymnasium, sports hall, gallery and studio, which are uses which could have easily been combined are considered to be **overprovision of space.**"

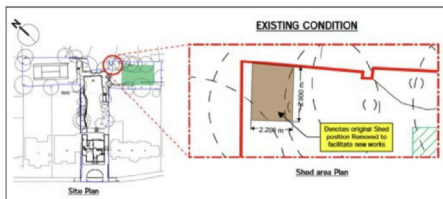
So true. Could not be worded better. All unnecessary and at a huge cost to the environment, biodiversity, the conservation area, the neighborhood plan, and the visual amenity of all the neighbours. **Stick to your guns Camden** and stop further shenanigans..

■ C. PICTURES & FIGURES

**Figure 1a: Size of old shed**



Picture showing the existing Boundary Wall Between 14 GG and number 6CG.



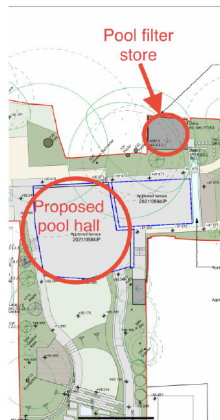
Plan View Showing the Location Wall on Site – Extracted from Size Group Drawing MS\_001 rev P5

**Figures 1a (left) & 1b (below) size of old shed vs proposed Pool Filtration Store:**

Cover letter 4: "almost like for like basis in terms of footprint and scale"

- Old shed: W 2.2m x D 2.9m covers small width of brick wall & small depth of wooden fence.
- Proposed shed fills entire width of brick wall

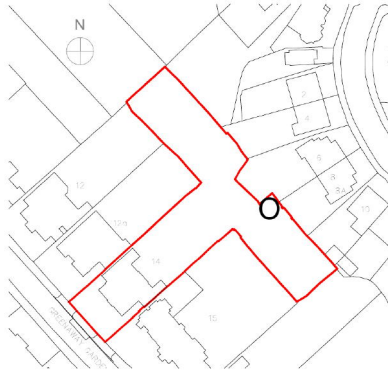
**Figure 1b: Size of Pool Filtration Store**



**Figure 2 (left): Location of Pool Filtration Store**

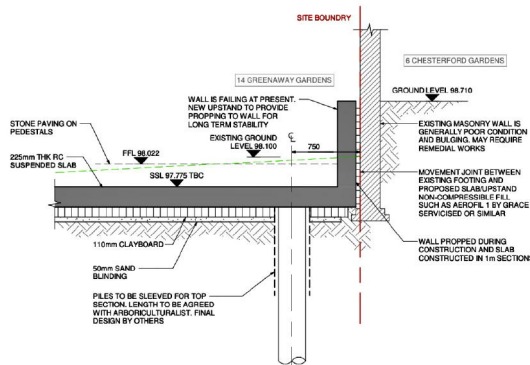
Danylo Knysh's statement: "...pool filtration store is "located adjacent to the swimming pool hall."

- It is not.
- The pool machine room is adjacent only to the wall and fence bordering onto #6 & 8 Chesterford Gardens, where all its noise will be cleverly sent. It is far away from the pool hall. It is even closer to the giant gym that stands in between.



**Figure 3: Location map of Pool Filtration Store**

- Note proximity of the noisy pool filtration room to #6 & #8 CG gardens and homes.
- It will be impossible to enjoy our gardens again.
- We always wondered why it was not designed adjacent to the pool.

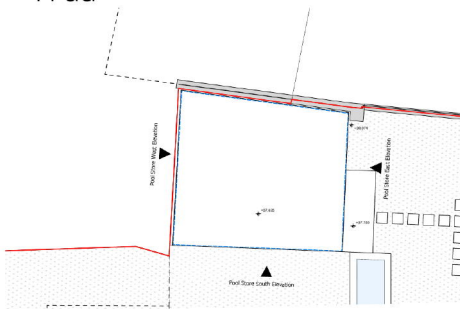


**Figure 4a: Site Boundary from Party Wall Award**

- For the record, the boundary line lies on the side of the brick wall facing 14 Greenaway Gardens.
- Our brick wall lies within the boundary of 6 Chesterford Gardens.
- All diagrams in plans must reflect the correct site boundary for the record.

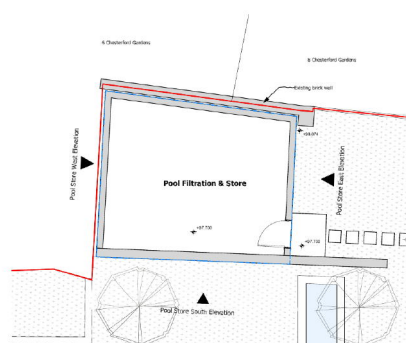
**Figure 4b: Correct site boundary**

Red line on side of brick wall facing 14 GG



**Figure 4c: Incorrect site boundary**

Red line cuts through brick wall. This is wrong and must be corrected throughout.

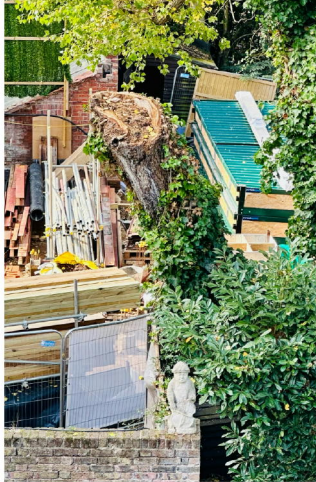




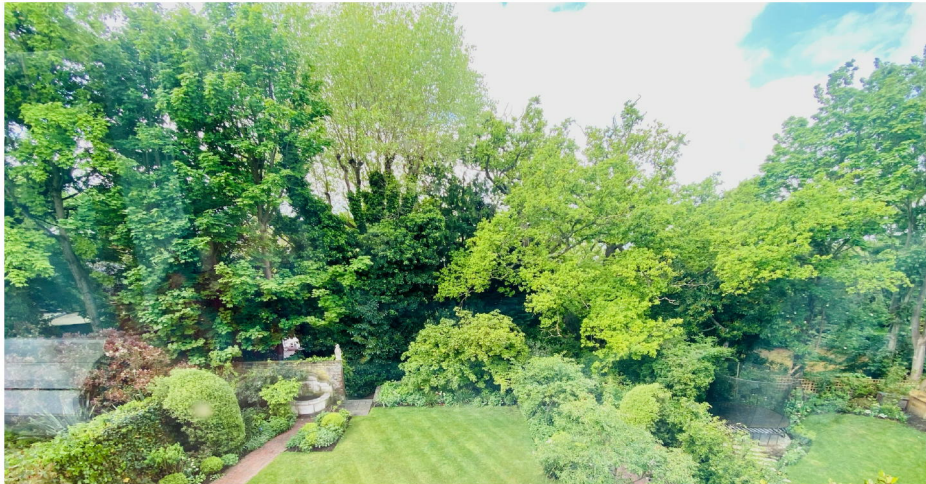
14 Greenaway Gardens

2023/3078/P  
Games Hall & Art Gallery

13 September 2023



April 2020



Please put a stop to these outbuildings at 14 Greenaway Gardens.

Sincerely,

Patricia Lee, [REDACTED]