

Apologies for re-sending this, but I forgot to copy in the relevant parties. Please ignore the first version.

To the Planning Dept. Camden Council

Ref Application no: 2023/3081/P

This is one of 4 separate applications submitted at the same time, for the same site, to erect a total of 5 new buildings within the back garden of a property that backs directly onto the gardens of numbers 2A, 2, 4, 6, 8, 10 and some of 12 Chesterford Gardens and possibly some gardens in Redington Road. Most of these properties are divided into several flats each, so a large number of Camden residents have already been enduring many months of noise and unsightly outlook onto the large building site that has replaced a garden once in keeping with the specific character of this particular Ward within a Conservation Area.

We've witnessed the destruction of over 30 mature trees that provided biodiversity and other environmental benefits, apart from their visual beauty.

The surrounding neighbours were all immensely relieved and very appreciative of Camden's previous refusal of a Certificate of Lawfulness covering all 5 buildings, so were deeply shocked to see the same plans re-submitted under 4 different application numbers.

Application no: **2023/3081/P** is especially concerning on a number of grounds

It concerns TWO buildings that also relate to Application no:**2023/3072/P**, so all three buildings should be viewed together, as each is dependent on the other.

2023/3072/P is for a proposed INDOOR swimming pool and 2023/3081/P is for 2 additional buildings to accommodate irrigation stores and pool filtration systems in relation to the pool.

The latter would involve power machinery which would make a constant noise.

According to technology experts, the Pump is the most important part of a pool system - "the pump has an electric motor that spins the impeller inside the casing and carries the water from the drains." (<https://www.adileakdetection.co.uk>). Therefore noise and vibration.

Quite apart from the totally inappropriate siting of any building right at the boundary with many neighbours adjoining gardens, there's the unsightliness of the view from all the flat owners who don't have use of the gardens but look down, as I do, from the top floor, straight out to the Greenaway Gardens site.

Being at the rear of the owner's garden, but by our boundary, these proposed buildings would therefore be further from the 14 Greenaway Gardens house itself, so the owners would not be disturbed themselves by the noise from pumps or potential pollution, or have such a direct view of the buildings from their windows, whilst many neighbours would be adversely affected permanently.

There was previously an outdoor swimming pool on the site, but this had virtually no visual impact on surrounding neighbours, as it was just a pool set in the ground, its view hidden from neighbours by surrounding trees.

Replacing that with three substantial buildings can surely not qualify for Permitted Development Rights. It is a major change of use.

The owner's indulgent luxury whim should not be at the expense and misery of all the surrounding neighbours.

The applicant's cover letter also claims 'landscaping works ... are now substantially complete.' However, there's no sign of any 'landscaping work' even begun, from my window view.



This area was previously (until 2021, when tree felling on the site began), a greenery-filled landscaped garden.

Work has continued unabated on the site, laying large stretches of reinforced concrete - which was then covered over with soil - *after* the previous certificate of lawfulness was refused, so the owner has been flouting the planning system all along.

The Redington Froggnal Neighbourhood Plan specifically stresses preserving back as well as front gardens.

Camden Council clearly acknowledges the importance of retaining front gardens, for the preservation of the character of the area (as well as their role in flood prevention etc), but perhaps has forgotten that back gardens, still seen from many surrounding properties - also have an important role in flood prevention, providing biodiversity, being the 'lungs' of the city, in addition to also preserving the visual character of the neighbourhood, in this case a Conservation Area.

Please uphold your previous decision and again refuse a certificate of lawfulness for application 2023/3081/P. It would set a dangerous precedent for further back garden developments elsewhere.

Sincerely

Barbara Alden