



26 March 2024

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Ref: 14 Greenaway Gardens, London NW3 7DH
Appeal Case Ref: APP/X5210/X/23/3334702 - linked cases /333703, 3334705, 3334706

I write in support of Camden to refuse Certificates of Lawfulness against the above cases.

The appellant made separate applications in relation to each of the outbuildings; they contend that each should be permitted under GPDO regulations.

I believe their assumption are wrong

- in that the sizes of the outbuildings fall within permitted development calculations. The Heath and Hampstead Society submissions show clearly that this is not the case. The five outbuildings subsume the size of the main building.
- the site is in the heart of the Reddington Froggnal conservation area and is entitled to protection against over development, particularly where trees and open spaces are lost.
- there is potential loss of a veteran oak on the site, as well as the totality of the natural wild life inherent on the grounds.
- on the declared uses of the buildings, it cannot possibly be right that they are all permissible under permitted development. Even one is questionable, but to declare that all five is legitimate stretches the imagination.

I support the submissions made by Camden, by Counsel on behalf of the interested parties, and the residents' group who are against abuse of PD for excessive development in gardens.

GDPO was a tool to allow some flexibility for householders within planning regulations; for the appellant to submit that each, and then hence, all, flouts the spirit of the law.

I respectfully ask the Inspector to refuse the appeals and in addition, that there should be mandatory removal of the foundations and structures already built on site in advance of planning permission, and there should be full reinstatement of the grounds and gardens as original, including replacement of trees and natural planting.

I should be grateful if you could please keep me informed on the status of the application.

Linda Chung
Ward Councillor
Hampstead Town