

Parnjit Singh

From: John Vedelago [REDACTED]
Sent: 21 January 2025 09:01
To: Heather Johnson (Councillor)
Cc: Linda Chung (Cllr); Stephen Stark (Councillor); Planning
Subject: For planning review committee, with thanks

Dear Sir/Madam,

Re: Planning Application 73 South End Road NW3 2RJ
Application number: 2024/1274/P and 2024/2098/L

I am writing to object to the proposed outbuilding proposed in the above application, which I believe would have a detrimental impact on the local environment, neighbouring properties, and the conservation area in which it is located.

Firstly, the proposed height of 2.9 metres is excessive, significantly exceeding the height of the boundary walls and thereby diminishing the outlook of neighbouring properties, particularly at 12a Keats Grove. The building's height will protrude well above the neighbouring wall, creating a sense of enclosure and an overbearing presence that is unreasonably intrusive to residents. Reducing the height by at least 50 centimetres would mitigate some of this impact.

Additionally, the proposed size of the outbuilding, at 43 square metres, is disproportionate for a garden in a conservation area and risks overdevelopment of the site. This is compounded by the complete lack of provision for sustainable drainage in the design, which is particularly concerning given that this location is in a known flood hotspot. The potential for increased surface water runoff poses an unacceptable risk to the immediate and surrounding areas, which must be addressed before any approval is considered. The removal of 8 trees in this garden, which neighbours Hampstead Heath, is not supported and provision should be made in any conditions for their replacement with mature trees.

The limited access for fire services is also troubling. The outbuilding's position and lack of suitable access for emergency vehicles raise serious safety concerns, which have not been adequately considered in the application.

Moreover, the site lies within a conservation area and is adjacent to protected open space. The proposed outbuilding fails to respect the character and appearance of the conservation area, which must be preserved in line with planning policies. The development risks setting a harmful precedent for future applications in this sensitive area.

If the Council is minded to approve the application, I strongly urge that conditions be imposed to reduce the height of the outbuilding by 50 centimetres and require it to be set back at least 1.5 metres from the boundary of 12a Keats Grove. These adjustments would help lessen the visual impact and minimise the intrusion on neighbouring properties.

Thank you for considering my objection. I trust that the Council will take these concerns into account when assessing this application.

Yours faithfully,

John Vedelago
South End Residents Group

View below of excessive protrusion above garden wall from backyard at 12a Keats Grove



