

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5731/P	Michael Thomas Simmons	15/02/2025 10:20:43	COMMNT	<p>34A Netherhall Gardens, London NW3 5TP Redevelopment Planning Application 2024/5731P</p> <p>My wife and I live in Flat 5, situated on the upper ground floor of 34 Netherhall Gardens NW3 5TP where six of our directly facing large south windows look out onto the existing detached building currently consisting of a three-garage property with a two bedroom flat above. We agree that the existing property is not additive to the street scene and its demolition will be advantageous.</p> <p>Camden Council's response to the original pre-planning application (Your reference: 2022/5367/PRE) was generally supportive if the plans were amended to remove the incongruous, curved roof and align the frontage with number 32 Netherhall Gardens. On both these stipulations, the current plans achieve this. Further, the Council complimented the pre-planning application in that: "The proposed height of the building is acceptable, as the structure would line up with the eaves of No.32," and "... it would ensure that the new building appears subordinate to the historic architecture on the street. Therefore, the massing on the proposed building is acceptable, ...". This latest application has all but buried these aspirations.</p> <p>The new application has a greatly increased mass, a larger footprint and greater height all round. This will be disproportionate to the size of the plot and we believe this will adversely impact our sunlight, daylight and shadow. We understand that No 34A has not filed the correct report to enable us all to assess the impact properly. This should be filed so that we can comment on it and the Council can make the appropriate decisions.</p> <p>In this latter respect, a separate letter from Smith Marston to Camden's Chief Planning Officer (Their reference PS/24079 and dated 11 February 2025) questions the accuracy and lack of comprehensive coverage of matters needing further investigation. The letter asserts that until a comprehensive study is undertaken, to include error correction (currently the report shows 34A owning No 36's back garden) that Camden Council needs to pause consideration awaiting a fully professional further report.</p> <p>The development will impact our outlook from our 6 windows. We believe the documents filed by No 34A downplay the size of the windows in No 34 - and therefore the disproportionate significance of the adverse impact this imposing proposed development will have. In addition, we have a balcony where we frequently have meals in the summer, and this looks directly on to No 34A. Currently the size and height of the proposal for No 34A will have a negative impact on the use of our balcony.</p> <p>The addition of a basement raises separate concerns - about water drainage and impact to the structure of No 34. I do not know if No 34A has filed the correct documents to enable us to assess this.</p> <p>If a revised scheme addresses these concerns, by bringing the building closer to the mass of the pre-planning application then the result will be a win/win for all – it would be in keeping with Camden Council's guidance and in turn would get the support of the community.</p> <p>Thank you for your consideration.</p> <p>Choo and Michael Simmons Flat 5 34 Netherhall Gardens</p>

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