

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5731/P	Mehrdad Toofanian	19/02/2025 11:06:48	OBJ	34A Netherhall Gardens, London NW3 5TP Redevelopment Planning Application 2024/5731P

My name is Mehrdad Toofanian and I live in Flat 3, 36 Netherhall NW3 5TP. As background, when No 36 was originally built in the 1880's, its garden and that of No 34 ran parallel to each other. The issue of 'privacy' therefore did not arise. The later construction of the current property, 3 garages and flat above, at right angles to our garden, began to erode that privacy, but its current modest height has meant, hardly at all.

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 completely ignored this.

This current planning application has a greatly increased mass, a larger footprint and greater height all round. It is this disproportionate size, relative to the plot which now severely impacts the current privacy of my flat and two others when we enjoy the garden directly behind No 34A. This problem may well be already recognised by the Hollis Report in that their report inadvertently shows no34A owning the garden behind, which is actually owned and used by Flats 1, 2 and 3 at No 36!

It is the height of the building which will impact the sunlight, daylight and shadow in the garden. This current planning application has 12 large windows, definitely impacting our privacy when in our garden. In addition, the lights from these many windows will significantly impact us at night and have a negative impact on our south view.

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, would be in keeping with Camden Council's guidance and in turn would get the support of the community.

We agree that the existing property is not additive to the street scene and its demolition will be advantageous.

Mehrdad Toofanian
Flat 3
36 Netherhall Gardens
NW3 5TP

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5731/P	Netherhall Property Management Limited	19/02/2025 13:01:40	COMMNT	<p>34A Netherhall Gardens, London NW3 5TP Redevelopment Planning Application 2024/5731P Marc Dumbell and Michael Simmons write as Directors of Netherhall Property Management Limited (NPML), where NPML is the 34 Netherhall Gardens freeholder. In that capacity these latest plans give rise to concern because of the addition of a fairly large basement at 34A, something not suggested when the pre-planning application was submitted by others in June 2023. That submission (Your reference: 2022/5367/PRE) got, in general, a favourable reception.</p> <p>However, this new planning application, now including a basement, raises two concerns from NPML's perspective:</p> <ol style="list-style-type: none"> (1) The risk of renewed subsidence at 34 Netherhall Gardens (2) And depending on the tanking and/or surface drainage around the new building, possible adverse drainage patterns to the detriment of No 34 <p>The risk of renewed subsidence at 34 Netherhall Gardens In the early 1980's subsidence was identified at the SE corner of the 34 Netherhall Gardens property, where the building is close to 34A. Specialist contractors addressed the subsidence by underpinning that section of the building and 40 years on, that remains the position. However, this equilibrium is brittle and cannot be taken for granted. On the NE corner, the adjacent path border wall shows movement (25 – 30mm over the last 10 years, depending on where it is measured) – currently, not critical. But the additional stresses caused by the extensive excavation needed at 34A puts the current relative stability at considerable risk – a risk the Camden Council planners are asked to consider very carefully.</p> <p>Drainage Concerns The differential heights between 34 and the lower 34A plot, range between 1005mm close to the road, 750mm midway and then roughly equal at the very rear. Currently, natural drainage from 34 towards 34A is unremarkable. The 34 south facing garden with the privet hedge extending three quarters along the boundary, is an area well drained and hence, a very useable space.</p> <p>There is therefore concern that tanking of the proposed basement plus associated works may well compromise the existing well-drained garden adjacent to Flat 8.</p> <p>In conclusion The basement risks damage to the building and surrounding garden at No 34 and hence, should be refused.</p> <p>Netherhall Property Management Limited Registered Office Flat 5, 34 Netherhall Gardens London NW3 5TP</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5731/P	Rana Toofanian	19/02/2025 11:11:41	OBJ	34A Netherhall Gardens, London NW3 5TP Redevelopment Planning Application 2024/5731P

My name is Rana Toofanian and I live in Flat 4, 36 Netherhall NW3 5TP where 4 of our directly facing large south windows look out onto the side and back of 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 it's demolition will be advantageous.

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.

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.

In this latter respect, a separate letter from Smith Marston 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 our (No 36's back garden)) that Camden Council needs to pause consideration awaiting a fully professional further report.

The development will definitely impact our outlook from our 5 windows. The increased height will impact the privacy of our garden and will be an eyesore. The building has 2 medium size windows and 2 small windows on the back which is changed to 12 large 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, the lights from these many windows will significantly impact us at night and have a negative impact on our south view.

The addition of a basement raises separate concerns - about water drainage and impact from our garden (36 Netherhall) which is several meters above their property and has large boundary trees with 34A. I do not know if No 34A has filed the correct documents to enable us to assess this - as I cannot access the planning documents any longer on the Council website - there is an error message when I try to do so - on Sunday/Monday 9th/10th February '25

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, would be in keeping with Camden Council's guidance and in turn would get the support of the community.

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				Thank you for your consideration. Rana Toofanian Flat 4 36 Netherhall Gardens NW3 5TP

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5731/P	Neda Toofanian	19/02/2025 11:08:39	OBJ	34A Netherhall Gardens, London NW3 5TP Redevelopment Planning Application 2024/5731P

My name is Neda Toofanian and I live in Flat 2, 36 Netherhall NW3 5TP. As background, when No 36 was originally built in the 1880's, its garden and that of No 34 ran parallel to each other. The issue of 'privacy' therefore did not arise. The later construction of the current property, 3 garages and flat above, at right angles to our garden, began to erode that privacy, but its current modest height has meant, hardly at all.

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 completely ignored this.

This current planning application has a greatly increased mass, a larger footprint and greater height all round. It is this disproportionate size, relative to the plot which now severely impacts the current privacy of my flat and two others when we enjoy the garden directly behind No 34A. This problem may well be already recognised by the Hollis Report in that their report inadvertently shows no34A owning the garden behind, which is actually owned and used by Flats 1, 2 and 3 at No 36!

It is the height of the building which will impact the sunlight, daylight and shadow in the garden. This current planning application has 12 large windows, definitely impacting our privacy when in our garden. In addition, the lights from these many windows will significantly impact us at night and have a negative impact on our south view.

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, would be in keeping with Camden Council's guidance and in turn would get the support of the community.

We agree that the existing property is not additive to the street scene and its demolition will be advantageous.

Neda Toofanian
Flat 2
36 Netherhall Gardens
NW3 5TP