

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1009/P	109 GREENCROFT GARDENS LTD	109 Greencroft Gardens	01/04/2025 10:18:45	OBJ	<p>To Whom It May Concern,</p> <p>We, 109 GREENCROFT GARDENS LTD, the management company for the property representing the interests of the residents, wish to formally object to the proposed building development at Flat Ground Floor 109 Greencroft Gardens London Camden NW6 3PE (Ref 2025/1009/P). We agree with all the points raised in the CRASH report and have highlighted some that are of priority to us (the other residents at this address).</p> <p>1. ¿ ¿Size of the Proposed Building: The proposed building is excessively large for the site. It is disproportionate to the surrounding structures and other garden studios in the area and will significantly alter the character of the neighbourhood. The outbuilding would be visible from several other properties at neighbouring addresses in Greencroft Gardens and Aberdare Gardens and, since the area is within the South Hampstead Conservation Area, the proposed size and design of the building should be rejected as it is not in keeping with other buildings in the community.</p> <p>2. ¿ ¿Plumbing/Drainage Issues: There are serious concerns regarding the plumbing and drainage systems. There is insufficient evidence in the planning application to suggest that the drainage will be handled appropriately.</p> <p>3. ¿ ¿Potential Residential Use: The plans show a large bathroom with bath. This, together with the size of the building's footprint, suggests that the building may be used for residential or commercial purposes, possibly as short-term rentals. We agree with the CRASH report stating that such use should be specifically banned if consent is to be granted.</p> <p>4. ¿ ¿Privacy Concerns: The full frontal glass design of the building leaves little privacy for the residents in the other flats at 109 Greencroft Gardens. It should be noted that several rooms overlooking the proposed building are bedrooms. This is particularly concerning given the potential use of the building for residential or commercial purposes, which could exacerbate privacy issues for existing residents.</p> <p>We urge the planning committee to reconsider this application in light of these significant concerns. Sincerely,</p> <p>109 GREENCROFT GARDENS LTD Company number 03151213</p>

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2025/1009/P	john burrell	15, Aberdare Gardens London NW6 3AJ NW6 3AJ	01/04/2025 23:08:26	OBJ	<p>The scale of the proposed building is excessive. It is not of the nature of an out-building in a garden but more suggestive of an additional residential construction.</p> <p>It will be fully fitted with all services and entirely capable of being occupied as additional and independent dwelling space and which is wholly contrary to the character of the Conservation Area. It will be incapable of enquiry as to its actual use once constructed and the proposed dimension permits too great latitude for use other than that stated.</p> <p>A gym has no requirement for a bath. The universal form of gym ablution is a shower and wash basin. The suggestion of a fitted bath is un-necessary and would facilitate it easily and readily being used as dwelling space with fully-fitted bathroom and cooking facility simply added without seeking permission.</p> <p>Any building in a garden stretching the entire width of the garden substantially foreshortens the perceived depth of garden and its garden character. This would detrimentally affect the amenity of garden-space living both for others in flats at the same property and also for those adjoining at either side and in Aberdare Gardens and who overlook the garden at 109. They would be seeing the predominant presence of a complete hard surfaced barrier across the entire width of what was the end of garden space but will become a solid built structure of a full storey in height.</p> <p>The proposal is of excessive dimension and substance and is inconsistent with maintaining the 'garden' nature of the entire Conservation Area which is characterised by being being built as Garden properties and which status it still retains. This proposed building would seriously detrimentally detract from the shared enjoyment and amenity of this established character.</p> <p>The design if to proceed at all requires revision and substantial reduction in width and overall dimension so it is more in the nature of a genuine flat-roofed out-building in a garden.</p>