

**From:** Rebecca French  
**Sent:** 12 April 2025 23:46  
**To:** Planning  
**Subject:** Planning Application Ref. 2025/1009/P - Objection

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To Whom It May Concern,

We 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 (other residents at this address).

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.

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.

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.

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.

We urge the planning committee to reconsider this application in light of these significant concerns.

Sincerely,

Rebecca French, Kaidi Meng and Sharon Eder