

### **34A Netherhall Gardens: Planning application 2024/5731/P: Objection from NNA**

We strongly object to this application.

#### **Design**

The proposed building is too bulky, too tall and too aggressive; it's a much bigger footprint than the existing building. It's wholly disproportionate in scale to the neighbouring properties in the road. It's not appropriate to compare it with properties in other streets.

#### **Basement**

There are concerns that the basement will give rise to groundwater drainage problems and risk damage to the trees and the stability of the neighbouring properties. Campbell Reith's draft Impact Assessment Audit merely dismisses the concerns and appears to accept the findings of the BIA with very little in the way of independent examination. This area has been vulnerable to water slippage in the past, and 34A is on a slope.

#### **Light**

The proposal will lead to overshadowing and overlooking, causing a loss of privacy to 34 Netherhall Gardens, particularly Flat 8, because of the location of the windows on its north/south axis directly facing the neighbours. The recent Smith Carston letter drives a coach and horses through the findings of the BRE Daylight and Sunlight Report.

#### **Construction levels effect of construction in the area**

The cumulative effects of over-development in our area will have a significant impact on the health of the residents and the children who attend the many schools in our streets. It is completely unacceptable that they should be put at risk.

Your own Clean Air Action Plan 2023-2026 emphasises the damaging effects of pollutants from construction and the importance of reducing them: see in particular pp 22-25 and 36-38.

There have been 37 construction works in Netherhall Gardens alone since 2010 (see attached list). We urge Camden to address the issue by staggering the start dates of works.

#### **Conclusion**

The proposal will have a seriously detrimental effect on the neighbouring property at 34 Netherhall Gardens (particularly Flat 8) and the street, and on the conservation area as a whole.

The basement will adversely affect trees and drainage, with potential consequences for the stability of neighbouring properties.

The cumulative effect of over-development in such a small area is highly damaging to those who live or go to school here. If this application is approved it should be deferred pending completion of other building works in the road.

There are also several projects in Maresfield Gardens and work will shortly begin on a massive housing development at 39 Fitzjohn's Avenue and the land adjacent to 46 Maresfield Gardens.

We urge the planning committee to reconsider and reject the application, or at the very least, to delay the start of construction.

Kind regards

Jenny White  
NNA Chair

## **Netherhall Gardens: Significant Planning Applications, 2010 to 2024**

### **2010**

**44 Netherhall Gardens London NW3 5RG (2010/2425/P)** - Excavation of new basement

**51 Netherhall Gardens London NW3 5RJ (2010/2504/P)** - Erection of single storey rear extension

**Flat 2 7 Netherhall Gardens London NW3 5RN (2009/5159/P)** - Erection of single storey rear ground floor extension and enlargement of existing basement area

**44 Netherhall Gardens London NW3 5RG (2010/2425/P)** - Renewal of planning permission (2007/5084/P) for excavation of new basement

### **2011**

**38 Netherhall Gardens London NW3 5TP (2010/6436/P)** - Erection of rear and side extensions

**Flat 1 20 Netherhall Gardens London NW3 5TH (2011/1196/P)** - Erection of single storey rear extension

**Flat 1 47 Netherhall Gardens London NW3 5RJ (2011/0135/P)** - Erection of single storey rear ground floor extension

### **2012**

**11 Netherhall Gardens** - Demolition and new-build, nine flats; Amendments to planning permission (2011/3471/P)

**48b Netherhall Gardens Hampstead London NW3 5RG (2011/6437/P)** - Demolition and new-build house. Amendments to planning permission (2010/1946/P) as amended by 2011/0583/P

**59 Netherhall Gardens London NW3 5RE (2011/5737/P)** - Amendments to planning permission (2008/3343/P) for partial demolition, basement excavation, extension to existing building for 8 flats

### **2013**

**43 Netherhall Gardens London NW3 5RL (2013/2364/P)** - Erection of new garden studio

**48 C Netherhall Gardens London NW3 5RG (2012/4138/P)** - Demolition and new-build house

**Flat 4 38 Netherhall Gardens London NW3 5TP (2013/0509/P)** - Formation of external terrace on flat roof at rear 2nd floor level

**Land off Netherhall Gardens to rear of 132-142 Finchley Road NW3 5HS (2012/5448/P)** - Erection of single-family dwelling house (basement plus three floors) after demolition of existing garden walls

### **2014**

**14 Netherhall Gardens London NW3 5TQ (2013/2213/P)** - Demolition and new build, 14 flats

**Flat 2 & 5 11 Netherhall Gardens London NW3 5RN (2014/0139/P)** - Conversion (two flats into one)

**Flat 3, 38 Netherhall Gardens London NW3 5TP (2013/4215/P)** - Erection of additional storey to existing side extension

**Flat 4 38 Netherhall Gardens London NW3 5TP (2013/0509/P)** - Formation of external terrace on flat roof

## **2015**

**Flat B, 45 Netherhall Gardens London NW3 5RL (2015/3524/P)** - Erection of 2 detached timber structures in rear garden

## **2017 (Listed under NG)**

**[Cranbrook 8 Nutley Terrace London NW3 5SY (2017/5088/P)** - Details of materials required under 2016/6864/P for demolition of existing dwelling house and erection of 3 storey house with garage]

## **2018**

**23 Netherhall Gardens London NW3 5RL (2016/2648/P)** - Lower ground floor rear extension and semi-submerged basement level

**Flat 1 , 41 Netherhall Gardens London NW3 5RL (2017/7029/P)** - Erection of single storey rear extension at lower ground floor

## **2020**

**48 A Netherhall Gardens London NW3 5RG (2020/0255/P)** - Installation of door to front boundary treatment

**The Gables 55 - 57 Netherhall Gardens London NW3 5RH (2020/1976/P)** - Erection of single storey conservatory at rear lower ground floor with balcony above

**Elm Tree House 13 Netherhall Gardens London NW3 5RN (2020/0971/P)** - Erection of 2 x dormers to rear roof slope; demolition of existing ground floor extension

**Flat 1, 14 Netherhall Gardens London NW3 5TH (2020/0935/P)** - Erection of ground floor rear conservatory.

## **2021**

**24 Netherhall Gardens London NW3 5TH (2021/2517/P)** - Erection of single storey rear extension.

**26 Netherhall Gardens London NW3 5TL (2019/1515/P)** - Demolition and new build, four flats

**47 D Netherhall Gardens London NW3 5RJ (2019/3948/P)** - Excavation of new basement level

## **2023**

**12 Netherhall Gardens London NW3 5RN (2021/1895/P)** - Erection of single storey extension at roof level

**59 And A Half Netherhall Gardens London NW3 5RE (2021/4884/P)** - Demolition of existing dwelling and construction of replacement dwelling

**Ames House 26 Netherhall Gardens London NW3 5TL (2023/0207/P)** - Erection of 3 storey side extension for 3 flats, following demolition of existing 2 storey side garage extension and 1-bed flat.

## 2024

**Flat 3 59 Netherhall Gardens London Camden NW3 5RE (2024/0676/P)** - Details pursuant to Condition 4 under planning permission (2023/4535/P) for **erection of single storey rear outbuilding**

**63 Netherhall Gardens London NW3 5RE (2024/2971/P)** - Non-material Amendment to planning permission 2023/5417/P to **demolish existing extension and erect single storey rear extension**

**Flat 3, 59 Netherhall Gardens London Camden NW3 5RE (2023/4535/P)** - Erection of **single storey rear outbuilding**.

**Flat 7 14 Netherhall Gardens London Camden NW3 5TH (2024/0908/P)** - Provision of **roof terrace at third floor level**

**Garden Cottage 2 Netherhall Gardens London NW3 5RR (2024/3732/P)** - **Rear extension**

**Land and buildings adjoining 63 Netherhall Gardens London NW3 5RE (2024/1266/P)** - **Demolition of garage and erection of single dwellinghouse**