

Categories:

Orange Category

Dear Mr Thuairé

**Certificate of Lawfulness Application 2014/1059/P**  
**The Garden House, Vale of Health, London NW3 1AN**

Please do not in any way discount this objection because it is almost a copy of The Vale of Health Society objections. I completely support their objections in every way.

I am writing to register my objections to the above applications for yet further modifications to The Garden House.

This application follows two previously granted Permitted Development (PD) applications for substantial basement excavation and extensions at the property, on neither of which has any work yet been carried out. I understand this to be the fourteenth application for Planning Permission or Permitted Development on this site since 2004.

I completely support Alice Adams' letter of 5 March in relation to this application, and I strongly endorse the points which she has set out therein. Specifically:

• This application is part of an extensive redevelopment proposal, a series of permissions for which have been already been granted through previous planning and PD applications. As stated in several previous letters, we are extremely concerned that the object of this approach is to gain consent for a redevelopment which would not have been permitted had it been the subject of a single consolidated planning application, particularly given the MOL status of the site and its highly sensitive location on the edge of Hampstead Heath. We believe that any such consolidated application would have been rejected out of hand by Camden and, accordingly, we call on the Development Control Committee to reject this latest application for yet another addition to the substantial redevelopment which has already been approved.

• We have on a number of previous occasions also raised our major concerns over the feasibility of carrying out any significant construction on this site, access to which is possible only through a single narrow passageway, and the related concerns about the high probability that construction vehicles will cause severe disruption to traffic through the Vale, with potentially very serious consequences if access to rear part of the Vale is blocked at any stage. While these concerns may not be a material consideration in relation to the present PD application, it remains critically important that Camden take every possible step to ensure that a comprehensive, and fully consulted-on, Construction Management Plan is approved before the commencement of any work on this site, and that this Plan is then fully enforced, including the use of Section 106 agreements where appropriate.

In summary, I strongly support The Vale of Health Society objections and Alice Adams' call for the Development Control Committee to reject this application and to draw a line under a decade of planning battles that have been stressful, expensive and harmful to the community, recognising that it is not acceptable to grant a series of permissions for a development that would not have been granted had it been the subject of a single application.

Yours sincerely

Michael Nourse

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.