

**From:** Simon, Tom (Councillor)  
**Sent:** 06 March 2014 12:10  
**To:** Peres Da Costa, David  
**Subject:** 2013/8275/P

Dear David

Further to our conversation earlier today I would like to make the following comment on this application:

I am opposed to this application. The original permission granted preserved to a significant extent the open nature of the space that is important to its character. The conditions attached to that permission were important in seeking to retain the green/natural feel of the location. This new application would undermine both the open nature of the space and its 'green-ness'. Furthermore the design and in particular the width of the building would be out of keeping with the terrace on Fellows Road ending at no.148, and with that on Winchester Road starting at no.22.

I also have concerns about the potential for light and noise pollution from development having a negative impact on the amenity of those living at buildings that back on to the land.

Furthermore the application describes the additional space as if it is necessary, but please be conscious of the fact that the overall floor space available under the permission granted is considerable. The additional space is not *necessary*, but I would guess that it is *wanted* by the developer to make the building more desirable/valuable.

In conclusion I think this application is not appropriate for the location in question and would fail to preserve or enhance the character of the conservation area. I request that this application be rejected.

Best regards

Cllr Tom Simon

[REDACTED]  
Belsize Ward  
Deputy Leader, Liberal Democrat Group

Wai Lun Ho  
22A Winchester Road  
Swiss Cottage  
NW3 3nT



**David Peres Da Costa**

Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

6<sup>th</sup> March 2014

Dear David,

**RE: Planning Application 2013/8275/P – Land Adjoining 148 Fellows Road, London NW3**

Dear David,


Following my email dated 4th February and subsequent telephone conversation, I would like to raise my objection to the planning proposals for a two storey development within close proximity to existing boundary fences along Winchester Road.

It is clearly against the character of the existing residential terrace buildings that run along this street within a Conservation Area. The design is utilitarian and functional, failing to match the character properties of the local area. The proposal only highlights the poor design of the original approved application, which raises the question as to whether an underground habitation is at all appropriate. Evidently the consent of the original application should have either been refused for being unsuitable for residential use or prevented from being further developed through planning conditions – obviously missed by the previous Camden officer. The design was obviously flawed.

I would also object to any built form that crosses a clearly defined boundary line of what was the former rear gardens of Winchester Road properties at one point in time. This zone should remain undeveloped from any built form above ground when considering the urban pattern. It is a breathing space between buildings to protect the amenity of all who live and walk by the area.

It would be a travesty for this new application, so full of inconsistencies and errors to be given consent. As the acting case officer, I hope you agree with the concerns and objections of the local residents and do not cave in to the vain ambitions of a developer who ticks a few boxes and who remains largely unconcerned with the aftereffect to the local community.

Yours Faithfully,



Wai Lun Ho