

From: **Linda Chung**

Date: Fri, Aug 8, 2014 at 10:41 PM

Subject: Planning Ref 2014/4394/P, 7-9 Pond Street, NW3 - Proposed rear garden extension

Dear Sally

I write to object to this application. You may recall that as a ward councillor, I had objected to a similar application at this address earlier in the year, which was withdrawn because your recommendation was to refuse.

This application, though made to be slightly smaller in an attempt to appease planning, is in fact more detrimental than the first:

1. The design and layout is tortuous - it now encroaches even more on the space and environment on the direct neighbours at ground floor level, and above.
2. There is still loss of garden and open space which directly contravenes Camden planning guidance. which was to precisely stop this sort of development, particularly in a dense residential area such as this.

Nos. 7 & 9 themselves are tall narrow buildings, with upper floor residential flats, as per that row of houses in Pond St, where residents are deeply affected. The gardens are highly visible to those residents, they rely on the aspect of open space for their amenity, which contribute to their health and well being.

3. The considerable loss of amenity and will set a precedent for others wanting to develop gardens in a similar way.
4. The development will be an unacceptable nuisance to the recording studio which it directly abuts on Hampstead Hill Gardens.
5. The reasons given that try to say there will be no loss of trees are unsound - there has already been previous loss of good trees on that site, and there is no doubt the remaining trees will not survive due to disturbance by the development.
6. The provision of a green roof, which are notoriously difficult to maintain, cannot in any way be adequate compensation for good deep earth where tree roots and water drainage have not been disturbed. There has already been paving over of the garden, and there should be no further loss - in fact there should be encouragement to remove the paving and restore the garden, not further destroy.
7. The glass roof will cause light pollution. Furthermore the visibility will disturb the privacy of the small balcony of the flat above.

In summary, the previous reasons for refusal still stand. I should be grateful if you would keep me informed.

Kind regards

Linda

Linda Chung (Hampstead Town Ward Councillor 2008-2014)