**APPLICATION REF 2014/6224/P**

**Associated ref 2014/6473/C**

**9/11/14**

**Dear Angela,**

 **I am writing in reference to the two above planning application numbers.**

**I strongly object to both proposed demolition and rebuilding of no 26 netherhall gardens**

**Please note my comments below:**

1. **Proposed Demolition of no 26 netherhall gardens**

Completely unfounded. On what grounds to demolish this original Victorian building.?It is the only house on the whole street to have this facade. Beautiful cornicing around the windows / 3 with very decorative features. This building has no apparent structural issues / damp / neglect./squatters / risk/ health and safety risk. There is no qualified reason demonstrated by developers why this building should be removed.

Building contributes positively to the conservation area

This appears to be a rather transparent plan by developers to tear down an old building and replace with a new build whose plans are particularly unbecoming, to maximise available square footage for cash.

I understand there is currently similar accommodation in the existing building to what is proposed. Surely a clean up and modernising of no 26 and a sympathetic extension can supply the same level of accommodation without demolishing the existing building?

I would like to cite no 40 Thurlow Rd, NW3 as a recent building that has successfully and renovated its frontage with great success without the need to demolish a building.

Heritage report paid for by developers suggest the existing building does not make a contribution to the conservation area but Point 2.9.2 on the heritage report states that the Fitzjohns/ Netherhall Conservation Area

identifies **the existing building at 26 Netherhall Gardens as**

**“making a positive contribution to the character and appearance of**

**the Conservation Area.”**Surely this is the opinion with more authority as there is more experience and knowledge of the local area to take into account?

No 26 is listed in your Conservation Area Statement as making a positive contribution to the Conservation Area and is therefore effectively locally listed.

Netherhall gardens has many beautiful buildings Listed buildings including 6 and no 50. No 28 was once the house of George V doctor; of interest. **It is key that this beautiful street is left as untouched as possible and conserved.**