

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6224/P	Mark Amery	Flat 1 27 Netherhall Gardens NW3 5RL	25/11/2014 20:28:06	OBJEMPER	Dear Ms Ryan,

I object to the proposed development at No. 26 Netherhall Gardens for the following reasons:

1 - I'm very concerned about the adverse impact the development will have on the look and character of the neighbourhood. It will significantly affect its charm and uniqueness. The building that is proposed will be substantially bigger in scale and occupy a larger footprint than the existing structure. One of the conclusions of the Heritage Statement which I strongly disagree with is the proposed development will "better fill the site and will close the uncharacteristic gap that exists at present to the south of the Site and moreover will enhance the quality of the townscape of the area, the character and appearance and significance of the Fitzjohn's Netherhall Conservation Area". In fact the contrary is true if the existing building is demolished and this "uncharacteristic gap" is allowed to be filled by the proposed development, as this will cause substantial harm to the significance of the designated heritage asset, the Fitzjohn's Netherhall Conservation Area. The area has a diverse and eclectic mix of buildings of a variety of designs, styles and ages. The non uniformity of structures is the biggest contributor to the area's charm, character and uniqueness. Moreover it is one of the main reasons I chose to live in this area. It is a joy to live in such an attractive residential area where there are so many diverse types of buildings. It is this diversity which makes the area so attractive and unique and is much more preferable than having bland rows of houses, of the same design, which blight many areas. The Heritage statement does remark on the wide variety of designs in the conservation area but concludes the current structure is somehow architecturally inferior with its gap and is "piecemeal", it suggests it should be demolished because of this and the development allowed. This to my mind seems to be architectural "snobbery" and quite an outlandish thing to claim. On the contrary the "uncharacteristic gap" and piecemeal nature of the existing building are attractive attributes that make a positive contribution to the existing townscape. The development should not be allowed as we will lose a unique building which provides a strong contrast to other neighbouring buildings and makes a significant contribution to the wide variety of designs in the area and adds to the uniqueness character and charm of the area. There is no other building like it in the street. Allowing the new structure will thus significantly reduce the diverse and eclectic mix of buildings which is a major part of this areas unique look, character and history. It will not add to the townscape benefits as purported in the Heritage statement but will in fact do significant harm to the quality of existing townscape of the area.

2 – As part of the proposed development, a new basement storey will be constructed along with a fully subterranean (sub basement) storey which will house plant and storage space. I'm very concerned the new and large evacuation works required as part of the new subterranean development could compromise the structural stability of other homes in the area. I'm not convinced by claims in the Planning statement that engineers can mitigate such risks. The area has suffered subsidence in the past and is prone to such problems. Allowing this new subterranean development is likely to create further subsidence and exacerbate any existing problems. Moreover such a subterranean development may also cause significant root damage to the roots of trees in the vicinity and lead the death of the trees.

3 – Its very clear from the plans the development with it's much larger footprint and scale, and the new addition of raised terraces and balconies at the back and side, will have a significant negative impact on

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the light and privacy of the neighbours in Netherhall Gardens either side of the development, No. 24A and No. 28. Furthermore other neighbours across the street from the development, including myself, will also suffer a loss of privacy and light. The floor to ceiling windows, the windows being much larger than those of neighbouring properties, at the front of the property and the large external front balconies where none currently exist will “rob” the houses across the street of much of their privacy as they will be directly looked into and overlooked by these balconies and windows. Moreover closing the “uncharacteristic gap” will also reduce the amount of light these properties enjoy particularly in the morning hours as the houses across the street face east.

4- The development allows for only five parking spaces on site. This is of concern as the five proposed dwellings are 2 and 3 bed and will no doubt be aimed at fairly affluent buyers/renters. Given these circumstances it is highly likely there will be more than one car per dwelling and therefore not enough spaces to park all the cars on the site. There are already an insufficient number of resident parking bays in the street and this development is very likely to exacerbate the situation.

5 – This development cannot be looked at in isolation. I’ve become aware of another major proposed development in the immediate vicinity after receiving in the post a planning application consultation letter Ref: 2014/5454/P from Camden. This proposes the major redevelopment of a hotel in Frognal, which my property backs onto, into 13 flats (4x1 bed, 7x2 bed, 2x3 bed). I will be objecting to this planning application in due course also. These two major proposed developments in the area cannot be looked out in isolation. Due consideration needs to be paid to the impact of allowing both to go ahead and the significant detrimental affect they will have on residents quality of life over the course of the two or more years (?) they will take to complete. Residents will affectively be living in the middle of a construction site with all the noise, pollution from dust and debris, distress and major disruption to “normal” life that this will bring. This area has a diverse mix of residents many of whom are at home during weekdays and Saturday mornings when the work will be undertaken; parents with young children, retired people, people who work from home etc. At the moment they enjoy a pleasant and tranquil environment but this will be destroyed for several years to come if both developments are allowed to proceed.

Yours sincerely,
