

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6224/P	Stephen Williams for and on behalf of Netherhall Neighbourhood Association	Little House A 16A Maresfield Gardens London NW3 5SU	18/12/2014 18:25:57	OBJ	<p>The amended proposals do not significantly change our objections to the initial submission.</p> <p>These development proposals constitute an excessive overdevelopment increasing the area substantially. This is achieved by the unacceptable proposal to create two new basement floors, extending the basic floor plan at ground floor out into the garden unacceptably beyond the rear line of the adjacent houses, extending the footprint significantly into the garden creating disproportionately small rear gardens reducing the green space, and extending the building on the south side at lower floors and ground and substantially at 1st, and 2nd floors where there is currently a single storey later extension at ground floor. This south extension although reduced from the original proposals, still places a substantial mass of building extremely close to the adjacent No 24a blocking rights of light to habitable rooms.</p> <p>The loss of open space to the side of the building also effectively blocks off the gap between the No 26 and 24 which currently visually links the green space at the rear with the front gardens and highway, and threatens the “leafy” character which is an important aspect of this residential Conservation Area. This and the loss of garden space at the rear is non compliant with Policy DP27.</p> <p>Also the front “garden” (can it be called a garden) is almost fully given over to car parking, increasing off street car parking from 2 to 4 spaces. This is not acceptable under your policy to restrict the increase in car use by resisting additional on site parking in Camden. It also almost completely eliminates soft porous surfaces in front of the house. The mature tree on the front of the building is also to be removed to allow this parking (vague words on drawings), which follows Camden permitting the removal of a mature oak in 2013 (preparing for building application?) Removal of trees can not be permitted to facilitate additional on site parking space.</p> <p>Note the new proposals’ titled Ground Floor is at the datum of the existing lower ground floor and therefore comparisons of floor levels are not accurate by nomenclature. It hides the fact that it is proposed to extend a further two storeys down.</p> <p>It is proposed to create a deep double basement but as the footprint is substantially extended out into the garden at the rear the basement effectively becomes over a 3 storey depth because of the slope. The BIA is unacceptable. It fails to assess the risks of damage to and demonstrate the measures for protection of the adjacent buildings as a result of the deep excavations. There is no specific soil survey in non compliance with CPG4.</p> <p>The proposed new design is a significant and unacceptable increase in mass of the building and fails to create a building in character and harmony with the rest of the street. It should be looking to return the building to its original form and massing rather than seeking to knock down a key building in the street which contributes substantially to the Conservation Area.</p> <p>There will be considerable overlooking of neighbours from the new terraces created and the depth of the habitable rooms below ground level will create unacceptable living and sleeping areas at low levels within the new building. It will be like living in a canyon.</p>

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We therefore strongly urge you to refuse this application.
