

**5a Templewood Avenue
London NW3 7UY**



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

9th December 2014

Dear Ms Heavey

Planning Application 2014/6143/P36 Redington Road, London NW3 7RT

I wish to object to the above application on the following grounds:

Scale and Mass

The proposal represents over-development of the site. Taken together with the recent construction of a new house at No 38 Redington Road, the effect would be a massive frontage to the road which is out of keeping with the rest of the streetscape. Although most of the existing houses along the road are substantial three storey villas, they are generally more set back, with front gardens, and are further apart, with pitched roofs and second floor dormer windows. It is difficult to judge the scale of the second floor of the proposed new building as no floor plan is shown with the application documents.

Para 5.2.4 of the Planning Statement says

‘The application proposal will contribute by widening the choice of high quality homes in the area’.

However, by replacing a modest three bedroom semi-detached house by a five bedroom house of 770 sq m, it in fact reduces the variety of accommodation in the area.

Impact on Neighbouring Property

The Planning Statement (para 5.6.1) considers the impact on 38 Redington Road, but not the adjacent property on the other side, 7 Redington Gardens. The application shifts the proposed building much closer to 7 Redington Gardens than the existing building and presents a side wall of much greater height and mass, which would have the effect of overshadowing the west side of the neighbouring house and garden. No side elevation is shown with the application documents so it is difficult to judge the effect on the outlook from 7 Redington Gardens.

Trees

There is a line of mature trees along the eastern boundary of the site. There is a significant risk that these would be damaged during construction and might fail to survive, particularly with the excavation of a massive basement under nearly the whole of the garden.

Basement and Flood Risk

The proposed 7m deep basement extending under most of the garden is out of scale with the size of the house and contrary to current policy. It also includes a bedroom, contrary to current policy in areas prone to flooding – which includes Templewood Avenue, only about 50m away.

The Basement Impact Assessment is unsatisfactory. It recognises that ‘this site is located at or near two historical branches of the headwaters of a tributary of the River Westbourne’, giving the impression that these are not of present concern. However *The History of Lost Rivers in Camden 2010* states:

“The Kilburn... originates at the Whitestone Ponds...and runs down to Redington Gardens where it combines with two tributaries; one from Oak Hill and another from Telegraph Hill.”

The impact of the proposed basement, in addition to the massive basement recently constructed under No 38, on the water-course must therefore be properly considered.

In response to the question about surface water flooding, the BIA states: ‘... the site is close to Templewood Avenue and Gardens which are recorded to have flooded in 2002 (see Figure 7), however just to the east of 36 Redington Road where Redington Gardens and Heath Drive meet, the road is at a significantly lower elevation, lessening the local affect [sic] to this site significantly’. However the storm drain at the corner of Redington Road and Redington Gardens regularly overflows when there is heavy rain, causing flooding across Redington Road, which would inevitably be increased by the proposed development.

Although the BIA states ‘Throughout the construction phase the party wall with 38 Redington Road would be monitored for both movement and vibration to make sure these are within acceptable limits’ there is no consideration of the potential impact of the construction work on 7 Redington Gardens.

The conclusion of the screening exercise accepts that a number of issues require further investigation. Consent for this massive basement should be refused unless and until these outstanding issues are satisfactorily resolved.

Yours sincerely

Irving Yass