

**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

Comments Form

Name..... E. RATZ

Address..... 51 REDINGTON ROAD NW3 7RP

Telephone number..... 

Planning application number..... 2014/6143/P 2014/3127/PRE

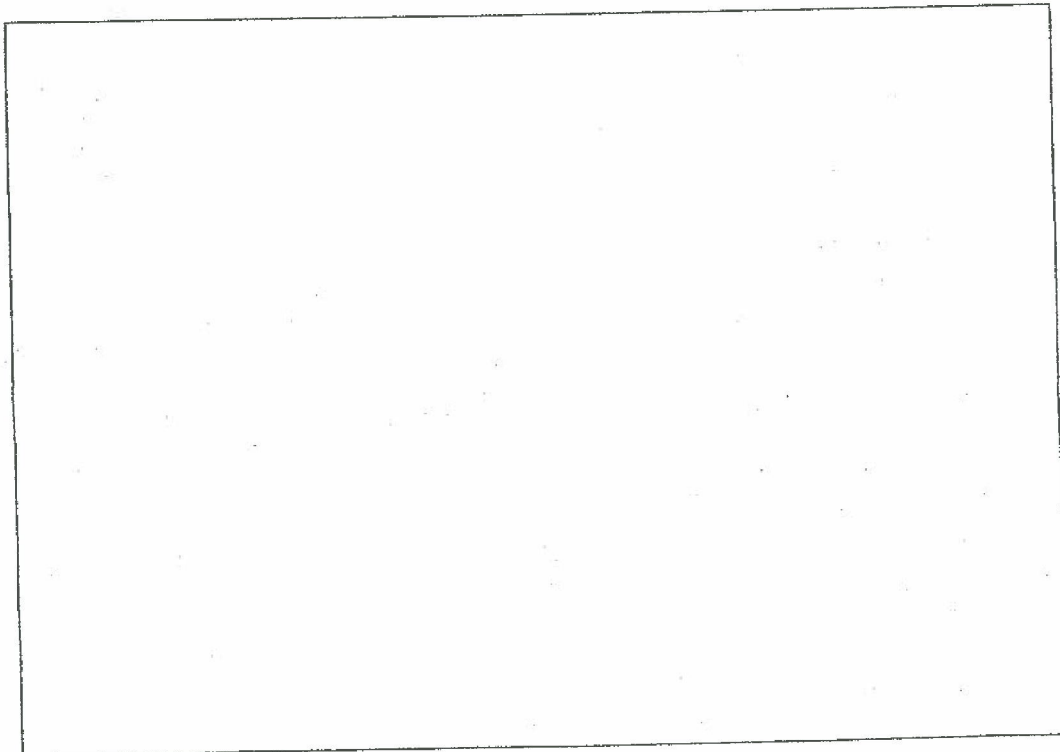
Planning application address..... 36 REDINGTON ROAD NW3 7RT

I support the application (please state reasons below)

I object to the application (please state reasons below)



Your comments



Please continue on extra sheets if you wish



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

26th December 2014

Re: Planning Application Consultation 2014/6143/P - 2014/3127/PRE Attention E. Heavey

Dear Eimear Heavey,

I am the owner of the property at 51 Redington Road NW3 which is sited opposite the buildings in question.

This Application at 36 Redington Road coming even before the rebuilding at 38 Redington Road, that is still ongoing, forces me to have to object strongly, specially if the intention is for another similar unsuitable building to which I have also to attract attention to many more in Redington Road, Redington Gardens, 4 Templewood Avenue, all not far from each other.

For more than nine years I am putting up by having to watch lorry after lorry turning into my gates while at the same time causing damage to road and pavement. The fumes and dust penetrating into my premises has caused me health problems by suffering now with a constant cough. I have now cracks all over the house and wonder if all that underground digging could be the cause. It took daily, between eight to ten lorry filings, during a period of over six month, to remove the earth.

I thought this part of Camden is a Conservation area. Not any more thanks to pollution, damage to roads; the loss of trees and gardens. It seems that there is no more thought for the well being of people. Never mind the same for the many children and elderly who live here.

Yours si

E Ratz
51 Redington Road
NW3 7RP

Emailed on 19/12/2014
Receipt Requested but
not yet received.

Comments Form

Name Michele Bryan

Address Flat 2, 9 Templewood Avenue, NW3 7UY

Planning Application Number 2014/6143/P

Planning Application Address 36 Redington Road NW3 6RT

I object to the application for the reasons below;

Design and Aesthetics of External Appearance

The site is within a conservation area. Notwithstanding that the inappropriate over development of the adjacent property was given planning approval, it now can be seen how ill- advised such approval was. This and similar developments in the area are altering the character of the neighbourhood and setting dangerous precedents. To preserve the sylvan nature of the area, any future development of this site should not exceed the footprint of the present house and not extend to basements.

The present house is out of character with the neighbourhood and its replacement should provide an opportunity to design a house in keeping with the neighbourhood. Other houses in the road are higher than the present house but they are graduated in the upper floors so do not dominate in the way that number 38 does.

A flat roof is inappropriate for the British climate.

Overlarge windows reduce privacy and are out of keeping with the neighbourhood

Basements necessitate lightwells which reduce garden size and they increase flood risk.

Flood Risk to neighbouring properties

The planning application erroneously states that the site is not near a water course. There is an underground stream below Redington Gardens. It can be heard clearly at the top of Redington Gardens and its course is downhill close to the site. The development of a double basement must increase the risk of flooding to neighbouring properties.

I have not seen an independent hydrological survey of the area but this is essential.

Damage to trees and loss of habitat for wild life/ birds

The area around Templewood Road, Templewood gardens and Redington Road has suffered an excessive loss of trees in the last few years and this has largely been at the behest of developers to provide access for large excavating equipment. Trees are vital to the air quality of cities. There are several mature trees on the boundary between this site and 7 Redington Gardens. The root system of these trees would certainly be damaged by deep excavation. It is very likely the trees will be killed.

In the 28 years that I have lived in the area I have seen a drastic reduction in the bird population. There are far fewer places for them to nest. This is unacceptable. Numbers of hedgehogs have also reduced.

Recent building developments in Hampstead have resulted in the reduction of garden size and a proliferation of "hard landscaping". This should be resisted.

Proximity to contaminated land

At the end of Redington Gardens and just a few hundred feet from the site there is an area infested with Japanese knotweed. Camden Council are aware of this and have treated it once. It is re-growing and is known to be very invasive and harmful to property. I understand from the Council's Staff that it can only be treated when the plant is in leaf and that treatment will continue over a number of years. A full survey of the entire area should take place in the growing season to check the spread of the weed before any soil is removed from the site.

Noise nuisance

Here I can speak from personal experience. Five properties in our immediate neighbourhood have been re-developed in quick succession; each development taking up to 2 or 3 years. The noise and dirt are excessive and the noise and dirt from these developments carry for many hundreds of metres. For many months, during the hours of 8am and 6pm I measured the noise level at 80 decibels inside our flat. This is a volume at which it is impossible to hold a conversation with someone three feet away. Camden Council would not allow its staff to work in these conditions.

Access problems and consequent road obstruction by construction vehicles

The Planning Application suggests that there is sufficient access on site for construction vehicles. This is obviously false. Although the development at number 38 did have additional space, there were regularly vehicles blocking the road and continuing to run engines while many tons of concrete and other materials were delivered. The driveway to 36 is only wide enough to accommodate a domestic car. If the site were to be excavated it could not be used for construction vehicles.

The site is close to a busy four way road junction and any large vehicles in the road will obscure the view for motorists, cyclists and pedestrians and inevitably lead to accidents and injuries.

Health and Safety issues for residents within a radius of a minimum of 100 metres of the site

I have written above about the noise and dirt from the many local developments and while I believe that the bronchial problems and stress they cause to neighbours is unacceptable, these health problems may be difficult to quantify. However it is possible to test air quality and vehicle pollution wherever there is demolition and construction work. The Council should make regular and frequent random checks of the air quality in the neighbourhood throughout any redevelopment work.

I did not see in the plans any survey relating to asbestos which was sometimes used about the time that the present house was built.

Conflict with The London Plan and Camden's own policies

I have looked at the Development Plan Policies, The London Plan and Camden's response to these. It seems to me that this planning application fails to match some of the criteria for good planning.

I suggest that "Optimising Housing Potential" and "Making full use of Camden's capacity for housing" mean increasing the **supply** of housing and **not** increasing the space occupied by a single family, as is the case here.

Little attention has been paid to "The quality and design of Housing", "Local Character" or "Conserving Heritage".

General comments on the planning process

I understand some of the requirements and constraints of the planning process but if the affected neighbours are to have equal rights as the planning applicants the Council could be more even handed.

The earliest documents relating to this planning application are dated 4 July 2014. Following pre-application advice, the revised scheme was submitted in September 2014. In the months that followed, the planning applicants have had time and professional expertise to produce;

- Existing and proposed plans, sections and elevations
- A lengthy Planning Statement (although largely cut and paste)

- Design Statement
- GI and basement Impact assessment
- Sustainability report
- Tree report
- Photographical survey
- Etc

Only months later, at the end of November, did the nearest neighbours see the plans –if they had computer access) and at this point they were given only three weeks to produce their comments. This is three weeks before a major seasonal holiday when it is almost impossible to appoint professional advisers. This disadvantages neighbours and may well be the reason that so many inappropriate developments are approved.

My second point is that, currently, only immediate neighbours are notified of a planning application. If you happen to walk the same route regularly you might see the “Does this affect you?” notice. But they do not always appear on the date that is written on them.

In developments of the scale we have recently seen in Hampstead, any resident who lives near enough to be affected by:

noise, dirt, poor air quality. Road obstructions, broken pavements, resident parking changes, building mud and detritus on pavements

should be canvassed because they are all affected by these works and many deplore the effect on the character of Hampstead.

I urge you to refuse the application

Michele Bryan

19 December 2014

