Our Ref: DJH.47.001.Planning Application

London Borough of Camden,
Planning Department
Development Management,
London
WC1H 8ND

BY EMAIL ONLY

16th March 2015

Dear Sirs

RE: **Proposed development adjacent to Dene Mansions, Kingdon Road, London NW6
1PJ – Application Ref: 2015/0388/P**

We are the Managing Agents for Dene Mansions, the block of 20 flats adjacent to the above
application.

All of the 20 leaseholders of Dene Mansions wish to oppose the planning application. There
are a number of concerns that we wish to raise.

1. It is believed that section 15 of the application has been completed incorrectly as
   they have answered 'No' to both sections asking for confirmation as to whether there
   are trees onsite.

   There is a mature tree on the boundary of the properties and both the existing and
   proposed plans state that 'Existing large horse chestnut tree to be removed'. Due to
   the proximity of this mature tree to the boundary of Dene Mansions and 1 Kingdon
   Road we believe this action could severely affect the foundations of Dene Mansions
   (heave/subsidence). The tree has been a very long-standing feature, visually
   aesthetic and an environmentally beneficial asset and is the only, mature tree in the
   immediate vicinity.

   Additionally, over the last 15-20 years the residents of Dene Mansions have
   repeatedly asked the owner of the property to manage the tree with appropriate
   pollarding etc but they took no action, even though this was her responsibility. As it
   stands now the tree is large enough to cause problems to the foundations of the
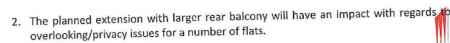   block/boundary wall if it is summarily removed.

2. The planned extension with larger rear balcony will have an impact with regards to overlooking/privacy issues for a number of flats.

3. Increasing flats in an already overcrowded area will have further implications on the on street parking provisions in the area which are already inadequate.

I look forward to hearing from you at your earliest convenience.

Yours sincerely,

Daniel Hill BSc (Hons) AIRPM
Property Manager
Michael Laurie Magar Limited
for and on behalf of Dene Mansions Ltd

daniel.hill@mlmproperty.co.uk
0208 492 9850