

**Dike, Darlene**

---

**From:** Rob Hagemans [REDACTED]  
**Sent:** 30 March 2015 10:04  
**To:** Planning; Hope, Obote  
**Subject:** Re: Objection to 2015/0355/P at 38 Heath Drive (corrected)

Dear Mr Obote Hope,

I would like to further comment on this application: my previous comment was based on the application as it was then accessible online, without the landscaping plan documents that are now available. Having now been provided with the opportunity to look at landscaping plan, I believe there remain serious issues.

The applicant significantly reduces the amount of green landscaping compared to the plan as approved by the Inspector (and, of course, even more significantly compared to the current situation). The reason for this reduction in green and addition of hard landscaping is the provision of 6 additional car parking spaces on the current plan. This is in addition to the two car parking spaces in the existing garage, which on the plan as approved by the inspector was presented as a bicycle shed.

The loss of garden space will negatively affect the amenity that a verdant, open site and quality front gardens on this location provides to the Conservation Area and to the streetscape of the Finchley Road.

I would like to emphasize that this plan was presented to the Inspector as a car-free development - see, for example, the Statement of Common Ground (sections 6.11 and 6.12) "No car-parking will be provided for residents" and appellant's evidence of David Green (9.8 "the development is car-free" and 8.15 "preserving the green and verdant garden appearance of the site").

In short, this plan sacrifices a large area of the planned garden that the developer presented as a reason the site's appearance would be preserved. It does this in order to increase the number of parking spaces from 2 to 8, in what the developer presented on appeal as a car-free development.

Please refuse.

Kind regards,  
Rob Hagemans  
254a Finchley Road

On 22 March 2015 at 18:49, Rob Hagemans [REDACTED] wrote:

> Dear planning officer,

>

> I am writing to object to planning application 2015/0355/P at 38 Heath

> Drive, to remove the condition that landscaping details, in particular

> changing ground levels, be approved before commencing works.

>

> This site is very prominent, contains a number of valuable large trees

> on the Finchley Road and the local ground conditions are sensitive due

> to the immediate vicinity of the underground river Westbourne. In

> arguing their appeal to Camden's original refusal, the developers made

> a case that they would landscape the site in a considerate way, retain

> the 'verdant nature' of the location and that their design would be

- > largely hidden from view by the existing large trees.
- >
- > This condition was made by the inspector in recognition of this fact.
- > It would be entirely inappropriate to remove this condition.
- >
- > Changing ground levels on this site has repercussions for the
- > viability of the trees, the hydrogeology of the site and the verdant
- > nature of the location. Ill-advised landscaping might lead to ground
- > water problems on neighbouring sites and the death of the trees. It is
- > vital that Camden be allowed to rule on this developer's landscaping
- > proposals.
- >
- > Please refuse this application.
- >
- > Kind regards,
- > Rob Hagemans
- > 254a Finchley Road
- >
- > PS. By accident I sent this letter to you with an incorrect 2013
- > application number. This is the corrected version.