

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Lucy Ryder	21C Lindfield Gardens NW36PX	21/06/2015 10:37:54	OBJ	I object to the removal of hedges and trees as proposed. This is a conservation area and the trees and hedges are integral to what makes this area special. I also fear the removal of trees will lead to increased noise from no 4, especially now it is proposed to house more people. I am the freeholder of 21 Lindfield Gardens and I believe the trees under threat do not belong to no 4 but to me.
2015/3036/P	Karen Phillips	Front Door 9 Langland Gardens NW3 6QD NW3 6QD NW3 6QD	21/06/2015 16:39:50	APP	<p>As a resident who lives very close by to this property - and also an owner of two other properties on the same street - both of which are within yards of the property, I would like to comment on a very negative aspect of this over-development, namely car parking on Langland Gardens.</p> <p>Langland Gardens is a road that is already made up of multi-occupied Victorian homes. Most properties have been developed into 3- 5 units, with only a handful of homes left as single family residences. That fact has multiplied the number of cars vying for the limited parking spaces on the street. If this development is given the green light, then the additional cars on this road could be anything between 5 - 10 or more cars, and this will play havoc with parents driving young ones to and from school and also business people coming and going to work.</p> <p>There also appears to be a mistake in the planning application in that there were never any larger than 1 bedroom flats in this building at any time in the last 10 years. I know this because I was acquainted with the residents of the building when it was run as a charity for elderly people who had fallen on hard times. I was particularly friendly with a couple who occupied the ground floor (left hand side) flat. Their flat was a cosy one bedroom flat and to my knowledge there was no basement space to speak of. The fact that the applicant is planning to create 2 X 3 bedroom flats on the ground and new lower ground floor is mind boggling. This is over density at its worst and will most definitely attribute to the negative street parking situation as mentioned previously.</p> <p>I vehemently oppose acceptance of this scheme - especially on the grounds of potential car parking problems and over density of the property - as it stands.</p>

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2015/3036/P    A Gorchein    5 Langland Gardens    17/06/2015 20:22:49    COMMNT    Dear Mr Obote

The current proposal represents the culmination of plans to convert a conventional 6 bedroom Victorian house to one with 11 bedrooms, and essentially increasing the habitable space by about 50%.

This requires extensive excavation and deepening of basement areas, with loss of trees and encroachment on rear garden space. Excavation at the front is likely also to kill the mature tree there.

Adverse effects on the water table at the bottom of the hill of Langland Gardens remain unpredictable despite any "expert" opinions provided to the contrary.

The entire project is one of gross overdevelopment, and runs counter to many of Council's own directives.

Please reject this further attempt to turn a Conservation Area into an Exploitation Area.

Yours sincerely

A. Gorchein

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2015/3036/P	Mimi Handaja	1b Langland Mansions 228 Finchley Road London NW3 6QA	24/06/2015 00:08:19	OBJLETTE R	1b Langland Mansions 228 Finchley Road London NW3 6QA

23 June 2015

Mr Obte Hope  
Planning Officer  
Camden Council  
Town Hall Extension  
Argyle Street  
London  
WC1H 8NJ

Dear Mr Hope,

Planning application 2015/3036/P 4 Langland Gardens NW3 6PY

We are writing to object to the application for a new basement at 4 Langland Gardens.

1. Flooding impact. We are seriously concerned about knock on effect on Langland Mansions which is situated at the lower end of Langland Gardens, especially given the flooding suffered by our property in the past. We would ask that an independent report be commissioned by Camden Council at applicant's cost to report on this important matter, with such report to be widely shared with us and other affected owners.
2. Scale of development. Sheer size of the proposed basement development (which effectively adds almost 50% more habitable areas) must be regarded as over-development and stopped.
3. No currently habitable existing basement. We understand that there is currently only a cellar in the front portion of the house and believe that plans are misleading as depicting an existing basement.
4. Strain and impact on neighbouring properties. Increase in number and size of units will present additional strain on our already stretched traffic parking, road safety, bin allocation etc. We would ask that a separate and independent report be commissioned by Camden Council at applicant's cost to assess and evaluate the resulting impacts, with such report to be shared with us and other affected owners.
5. Stability of neighbouring buildings and land. Given the proximity of the proposed development to Langland Mansions (our building is one house away from the proposed development), we are deeply concerned about this aspect and require guarantee and assurances that there will be no adverse impact on Langland Mansions. Again, we would ask that Camden Council commission appropriate report (at

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					<p>applicant's cost) to be shared with us and other concerned owners.</p> <p>6. Local trees and impact on root and soil systems. We respectfully request that an independent tree and soil consultant be appointed by Camden Council at applicant's cost to evaluate this, with such report to be shared with us and other affected owners.</p> <p>For the above reasons, we kindly request that the application be refused in its entirety.</p> <p>Yours sincerely,</p> <p>Mimi Handaja and Luigi Tommasini</p>
2015/3036/P	christine rowley	22b Lindfield Gardens	16/06/2015 11:54:12	OBJ	<p>HI I am writing to object to this planning application which incorporates a basement which extends far beyond the footprint of this house. Langland Gardens is on a steep slope and excavations of such scale can impinge on underground water flows as well as on the stability of neighbouring properties. This is already an area of subsidence and a redevelopment of this scale will exacerbate this problem. There is no existing basement of any scale in this location and this application seeks to build on an approved application to extend it materially. I object to the scale of the new development and associated impact on our neighbourhood</p>
2015/3036/P	Janet Gompertz	Flat 7 11 Lindfield Gardens Hampstead NW3 6PX	22/06/2015 19:11:57	OBJLETTE R	<p>4, Langland Gardens, NW3 6PY.</p> <p>I write to object in the strongest terms to this proposed development.</p> <p>I can view the rear garden of 4, Langland Gardens from my home.</p> <p>The proposed basement earthworks are extensive and will be detrimental to the already problematic water table at the base of the hill at the bottom of Langland Gardens, despite any "expert" opinions provided to the contrary.</p> <p>The earthworks would also result in a decrease in rear and front garden greenery.</p> <p>It is the greenery which makes our neighbourhood a desirable area in which to live. Once the green spaces between houses are reduced and the mature trees are felled because they are too close to buildings, they never get replaced.</p> <p>The presence of trees helps to reduce air pollution and noise from the Finchley Road.</p> <p>The conversion of a 6 bedroom property to one with 11 bedrooms increases the habitable space by nearly 50% inevitably increasing pressure on the already saturated parking spaces in Langland Gardens.</p> <p>This is an example of gross over development by exploitative developers and runs counter to many of Camden Council's own directives in this, a Conservation area.</p> <p>For the above reasons I urge you to please reject this proposed development.</p> <p>Janet Gompertz Flat 7, Lindfield Gardens, London, NW3 6PX.</p>

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2015/3036/P	Janet Gompertz	Flat 7 11 Lindfield Gardens Hampstead NW3 6PX	22/06/2015 19:12:19	OBJLETTE R	<p>4, Langland Gardens, NW3 6PY.</p> <p>I write to object in the strongest terms to this proposed development. I can view the rear garden of 4, Langland Gardens from my home. The proposed basement earthworks are extensive and will be detrimental to the already problematic water table at the base of the hill at the bottom of Langland Gardens, despite any "expert" opinions provided to the contrary.</p> <p>The earthworks would also result in a decrease in rear and front garden greenery. It is the greenery which makes our neighbourhood a desirable area in which to live. Once the green spaces between houses are reduced and the mature trees are felled because they are too close to buildings, they never get replaced. The presence of trees helps to reduce air pollution and noise from the Finchley Road.</p> <p>The conversion of a 6 bedroom property to one with 11 bedrooms increases the habitable space by nearly 50% inevitably increasing pressure on the already saturated parking spaces in Langland Gardens.</p> <p>This is an example of gross over development by exploitative developers and runs counter to many of Camden Council's own directives in this, a Conservation area. For the above reasons I urge you to please reject this proposed development. Janet Gompertz Flat 7, Lindfield Gardens, London, NW3 6PX.</p>
2015/3036/P	Mark Webb	21 D Lindfield Gardens NW3 6PX	21/06/2015 10:31:48	OBJ	<p>I object to the removal of trees and hedges as a result of the proposed development into the garden. The trees and hedges in the gardens of this conservation area are central to its character. Also their removal would risk additional noise from the house and gardens of no 4 Langland Gardens and would compromise what this quiet residential area. I also understand that the trees and hedges may not actually be owned by no 4. In addition, I object to excavations in this area. It is an area well known for underground streams and clays. Houses nearby have in the past slipped and had to be taken down. I would object strongly to anything that would risk the integrity of my building. And of course the proposed work would be noisy and take a long time.</p>

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2015/3036/P	Viviana Stecconi	10b Langland mansions 228 Finchley Road Nw3 6qa London Uk	16/06/2015 16:09:06	OBJLETTE R	<p>Ref: Planning application 2015/3036/P 4 Langland Gardens NW36PY</p> <p>Dear Sir/Madame,</p> <p>I write to object to the application for a new basement at 4 Langland Gardens.</p> <p>Inappropriate size and scale of the proposed basement – CPG4notes how an extension below ground can be of an inappropriate scale, (2.54) preferring developments which do not extend beyond the original footprint. The proposed basement is of inappropriate scale.</p> <p>The existing property has habitable areas of 340sqm. The new basement proposal is 168sqm. This is adding approx 50% of current floor area. The new house with both planning permissions would be 578sqm. This is definitely overdevelopment.</p> <p>The new lightwells provide another 36sqm of hardstanding and with the rear extension new paved areas projecting 13m into the garden beyond the existing property.</p> <p>This massive extension will cause:</p> <ul style="list-style-type: none"> <li>- Increase in occupancy. Increase in size of the units from 6 one bed flats to 3 one bed, one two bed and 2 three bed flats will put strain on neighbourhood parking, bin storage, etc and these issues have not been addressed by the application.</li> <li>- Impact on neighbouring properties of this extension – The BIA has a diagram showing a risk of 6mm surface settlement contours in adjoining properties, and mentions a maximum 9mm in the text. I find it difficult to believe that the impact on the neighbouring properties would therefore be more than “slight” as suggested.</li> </ul> <p>In addition the Construction Management Plan required in 2.50 Of CPG4 should include provisions for phasing, management of waste, noise and access, provisions to ensure stability of buildings and land, and provisions for monitoring movement. The construction method statement provided does not address these issues. This is a big development and the neighbours would need this protection.</p> <p>For the reasons given I request that the application is refused.</p> <p>Kind regards, Viviana Stecconi</p> <p>?</p>

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2015/3036/P	Ibrahim Attia	5 Langland Mansions 228 Finchley Road London NW3 6Qa	23/06/2015 23:13:49	COMMNT	Dear Sir, I write to object to the application for a new basement at 4 Langland Gardens: 1- The proposed work consider as big development and the construction work would affect the neighbours building and land stability. 2- The property is at the lower end of Langland gardens and uphill from Finchley Road which flooded in 2002 and this work could cause a flooding in the future. 3- The impact on neighbouring properties as a result of this extension will be very much damaging for the surface of the neighbouring building. 4- The increase in the number and size of the flats will badly affect the neighbourhood parking and bin storage.
2015/3036/P	USHA MALHOTRA	Flat 3 11 Lindfield Gardens London NW3 6PX	18/06/2015 20:37:24	OBJ	Mr Obote Hope, I write to most strongly object to this planning application which is excessive in terms of size and scale. The developer proposes to increase the number of units which inevitably places pressure on the already saturated parking spaces. The basement excavations are excessive and are likely to negatively affect the water table at the bottom of Langland Gardens and also impact on the trees. It is the leafy green environment that makes this area particularly desirable. I urge Camden Council Planners to reject this extensive proposal in this a conservation area. Yours sincerely, Usha Malhotra.
2015/3036/P	USHA MALHOTRA	Flat 3 11 Lindfield Gardens London NW3 6PX	18/06/2015 20:37:46	OBJ	