

Elizabeth and Philip Beckman
7 Redington Garden London NW3 7RU

Re: Planning Application 2015/3200/P

25 an 26 Redington Gardens NW3 7RX

We live at 7 Redington Gardens , London, NW3 7RU which is on the corner of Redington Gardens and Redington Road and is next to 24 Redington Gardens and is two doors away from No 25.

We are writing to object to the proposed development on the following grounds:-

1. The development is not suitable for a conservation area and in particular for this part of this conservation area

Any development should preserve and enhance the character of the area

Large, mainly red brick, houses are typical of many parts of the conservation area. However these are primarily on larger sites which leave room for a good deal of open space and greenery. This end of Redington Gardens has smaller plots and contains smaller houses with front and rear gardens

Paragraph RF8 of the conservation area statement says that alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the conservation area. Boundaries are predominately formed by walls either with railings or hedges. It praises in particular the contribution to the streetscape of the low walls and hedges in Redington Gardens

RF8 says that where there are low walls alongside the road and within properties they add to the attractive appearance of the front gardens and architectural settings of buildings. Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene.

Paragraph RF9 says the Council will resist any further loss of front boundary walls and the conversion of the front gardens into hardstanding parking areas.

The proposed developments remove all the aspects of this site which the conservation area statement says should be respected and retained and adopts the features which it says should be resisted. The development would completely destroy the character of the site

which would now be almost completely taken up by a very large structure which the proposed developer seeks to justify as being in keeping with the larger houses further up the road.

These new houses would be much larger than the existing houses, have no front boundary wall or hedge or any gardens at the front and virtually none at the rear and would entail the removal of three trees. The height and depth of the building would destroy the current open character of this part of the road. The extension at the rear into the back garden would harm the aspect of the adjoining properties and from the street the scale of the building comprising the two new properties would be completely out of proportion.

Overall the development would in no way preserve or enhance the character of this part of the conservation area but would do it great harm.

2. The proposed basement areas

We are most unhappy at the prospect of the very large basement areas. These are clearly disproportionate to the size of the property and go far beyond the footprint of the existing houses. It would certainly not be allowed if the council's own draft proposals were already in force and we feel that this should be a material consideration in considering these proposals.

We understand you are commissioning an independent basement impact assessment. However we would urge you to ensure that the assessment does not look at the site in isolation but takes into account the effect of the basements in nearby properties within the area bounded by Redington Gardens, Redington Road, Templewood Avenue and Templewood Gardens. There are already large and deep basements in Templewood Gardens and 38 Redington Road and a basement garage in Conrad Court. An application, has made for a basement at 36 Redington Road and we have reason to believe that a similar application will be made for No. 24 Redington Gardens. (This would leave No.7 Redington Gardens the only property on the Redington Gardens, Redington Road and Templewood Gardens side of the area without a basement.) It is surely essential to investigate what the cumulative effect of all these basements might be.

For the above reasons we would ask you to reject the application.

Elizabeth and Philip Beckman



17/7/2015 .