

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3314/P	Stephen Williams for and on behalf of Netherhall Neighbourhood Association	Little House A 16A Maresfield Gardens London NW3 5SU	24/07/2015 19:25:15	OBJ	<p>These development proposals constitute an excessive over development doubling the area. This is achieved by the unacceptable proposal to create two new basement floors, extending the basic floor plan at ground floor out into the garden unacceptably beyond the rear line of the adjacent houses, extending the footprint significantly into the garden creating disproportionately small rear gardens reducing the green space, and extending the building on the south side at lower floors and ground and substantially at 1st, and 2nd floors where there is currently a single storey later extension at ground floor. This south extension places a substantial mass of building extremely close to the adjacent No 24a blocking rights of light to habitable rooms.</p> <p>The loss of open space to the side of the building also effectively blocks of the gap between the No 26 and 24 which currently visually links the green space at the rear with the front gardens and highway, and threatens the “leafy” character which is an important aspect of this residential Conservation Area. This and the loss of garden space at the rear is non compliant with Policy DP27.</p> <p>Also the front “garden” (can it be called a garden) is almost fully given over to car parking, increasing off street car parking from 2 to 3 spaces. However, it is clear that though not shown as parking bays, the layout will permit 6 cars to be parked. This is not acceptable under your policy to restrict the increase in car use by resisting additional on site parking in Camden. It also almost completely eliminates soft porous surfaces in front of the house.</p> <p>Note the new proposals’ titled Ground Floor is at the datum of the existing lower ground floor and therefore comparisons of floor levels are not accurate by nomenclature. It hides the fact that it is proposed to extend a further two storeys down.</p> <p>It is proposed to create a deep double basement but as the footprint is substantially extended out into the garden at the rear the basement effectively becomes a 3 storey depth because of the slope. The BIA is unacceptable. It fails to assess the risks of damage to and demonstrate the measures for protection of the adjacent buildings as a result of the deep excavations. There is no specific soil survey in non compliance with CPG4.</p> <p>The proposed new design is s significant and unacceptable increase in mass of the building and fails to create a building in character and harmony with the rest of the street. It should be looking to return the building to its original form and massing rather than seeking to knock down a key building in the street which contributes substantially to the Conservation Area.</p> <p>There will be considerable overlooking of neighbours from the new terraces created and the depth of the habitable rooms below ground level will create unacceptable living and sleeping areas at low levels with in the new building.</p> <p>We therefore strongly urge you to refuse this application.</p> <p>We note there is no application for permission to demolish the existing building accompanying this application.</p>

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2015/3314/P	Danish YWCA, 43 Maresfield Gardens, NW3	43 Maresfield Gardens	24/07/2015 20:18:31	OBJ	<p>We strongly object to the demolition of the current Victorian house which shares beautiful features with other house in the Netherhall conservation area and brings several unique features to the area. The house should be protected and looked after!</p> <p>We strongly object the impact of a 12 meter deep basement. The whole area is on slopes and there are already in the area serious problems with subsidence.</p> <p>The five apartments will have very negative effects on parking on Netherhall Gardens.</p> <p>WE STRONGLY OBJECT!</p>