

**Dike, Darlene**

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**From:** Currie, Tom (Councillor)  
**Sent:** 13 August 2015 14:05  
**To:** 'Dorette Engi'; Dike, Darlene  
**Cc:** Anthony Engi Meacock; Stark, Stephen (Councillor); Cooper, Oliver (Councillor)  
**Subject:** RE: 2015/3771/P application to build along length of garden, 23 Rudall Cres NW3 1RR

**Categories:** Orange Category

Hi Dorette,

Thank you for your note, and I'm sorry to hear that you're having issues in uploading your objection.

Darlene, please can you upload Mrs Engi's objection for 23 Rudall Crescent (2015/3771/P)?

Many thanks,

Tom

**Councillor Tom Currie**  
**Hampstead Town Ward**  
**Conservative Party**  
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**From:** Dorette Engi [REDACTED]  
**Sent:** 13 August 2015 10:58  
**To:** Currie, Tom (Councillor); Stark, Stephen (Councillor); Cooper, Oliver (Councillor)  
**Cc:** Anthony Engi Meacock  
**Subject:** Re: 2015/3771/P application to build along length of garden, 23 Rudall Cres NW3 1RR

Dear Councillors Currie, Cooper and Stark,

re Planning application 2015/3771/P, Application to build an extension along the length of the garden at Rudall Crescent No23, London NW3 1RR

Please apologise the fact that I do not use the prescribed form, but there is a fault in the system, which does not send my objection. So I need to use this way to send my objections to you.

I would like to object to the above planning application of the garden flat at number 23 Rudall Crescent. I have been living with my family at No 21 Rudall Crescent since 1988.

No 23 is an attractive and historic house, which has already been developed extensively over the last 30 years. From the original big one-family house, it has been converted into three separate flats. In this process the house has been extended very considerably beyond its original shape.

To add a massive extension to the garden flat over the length of the existing garden must be above the limits allowed for extending historic houses. This would impact on us as it would overlook our garden. This would seriously alter the proportion between the area covered by the house and the garden in an unacceptable manner, as this proposal almost removes the garden area altogether. It would do so impact on the wildlife as it would necessitate the felling of seven existing mature trees in the garden - two wild plum trees, two pear trees, a cherry laurel and a magnolia tree would. Not only would this spoil the view of the neighbours in Rudall crescent and in Gayton Road but also reduce much of the privacy.

This year the RHS published the disturbing news that 40% of front gardens have been lost. In a time when gardens fulfil an increasingly important role for wild life and when Hampstead has an unique role to play with its adjacent Heath, to lose a garden completely seems irresponsible. If this were to be allowed it sets a precedent for further over developments, which out of line with a conservation area.

The conservation guidelines hold: rear extensions should be designed to: "***retain the open character of existing natural landscaping and garden amenity including that of neighbouring properties, proportionate to that of the surrounding area***". This proposal does not fulfil this criteria.

And

This extension is one of those "***rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property and harm the amenity of neighbouring properties, for example in terms of outlook.***" (p27)

Hampstead still has a village character and as such it is part of a conservation area. Over the years we have observed the quiet and spacious character steadily being eroded and this proposal would further undermine the loss of the unique local community character that still just about survives.

I am therefore adding my voice to the many others in our neighbourhood in strongly objecting to this planning application to the ground floor flat at number 23 Rudall Crescent by the new owners.

Dorette Engi