

[REDACTED]

From: Mayer Hillman [REDACTED]
Sent: 13 August 2015 21:32
To: Planning
Cc: [REDACTED]
Subject: 59 Maresfield Gardens Application 2015/3506/P

Camden Planning Department

I apologise for this 11th hour submission. I was unaware of the deadline until earlier today.

I am dismayed that, once again, this applicant is seeking permission for a development which is inappropriate both in its own right and particularly in this highly valued Conservation Area .

The changes to earlier applications are almost irrelevant to the extent that my concerns about them I believe to be almost identical to those set down regarding the last application - **No. 2006/1043/P** and **2006/1242/P** - in a joint submission on 9 April 2011 by Stephen Williams and myself on behalf of the Netherhall Neighbourhood Association. These concerns were:

Re: 59 Maresfield Gardens:

- 1. As with the other current application, it is relevant to note that planning permission was given for the construction of the three terrace houses in the garden of 40 Netherhall Gardens in the 1950s by virtue of the fact that the height of the terrace houses was kept very low in order to limit loss of amenity in terms of the outlook from that property.*
- 2. The proposal would not only increase the height but also, quite incongruously, the bulk of the building as it would extend considerably into the existing garden of 59 Maresfield Gardens.*
- 3. Again, as with the other current application, the outlook from the main house as well as the amenity of the adjacent terrace houses would be diminished even more. At the same time, the considerable rear addition would represent backland development, reducing the amount of open space onto which many surrounding properties look out.*
- 4. The height and massing of the proposed building is totally out of scale, located as it would be so close to the impressive Victorian house on the corner with Netherhall Gardens (No. 40). As the applicant is obviously aware, the proposal would also be wholly out of place juxtaposed to the other two terrace houses.*
- 5. The flats facing south in this property would look out onto a 5-storey north facing blank wall which would additionally cast its garden in shade for much of the day.*
- 6. Presumably, there are car parking implications associated with the proposal but, as far as we can see, as with the other application for the development on this site, no reference is made to this aspect in the details.*
- 7. Given the condition that no changes should be made to the Conservation Area unless they 'preserve or enhance' its character, we cannot see that the proposal could be interpreted in any way to fulfil this criterion.*

In the circumstances, we trust that planning permission will not be granted.

Yours faithfully,

Mayer Hillman
Stephen Williams

I confirm that, in view of these comments, I would expect this proposal to be refused.

Dr. Mayer Hillman

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