

[REDACTED]

---

**From:** Rob Hagemans [REDACTED]  
**Sent:** 28 August 2015 16:42  
**To:** Skelli-Yaoz, Tania; Planning  
**Subject:** Comments on 2015/2789/P at 252 Finchley Road

Dear Ms Skelli-Yaoz,

We are writing to send you our comments on the planning application 2015/2789/P at 252 Finchley Road. These comments do not amount to an objection to the proposal.

We apologise for the lateness of this response, resulting from delays in receiving information regarding some aspects of the final proposal's effect on amenity. Nevertheless, we do hope that our comments can be of use.

We are immediate neighbours of this development. We note with approval that the developer has recognised the sensitivity of the location's geology and hydrology (as documented by us and others in response to the previous proposals) and as a consequence is keeping excavation to a minimum.

Furthermore, it is our understanding that agreement has been reached with St Andrew's Church regarding the protection of the Stachan stained-glass windows, which were a major concern in previous proposals.

It is also essential that the proposal retains most trees on the property which contribute to our and the area's amenity, including the mature oak tree at front.

While the proposed building is still significantly larger than the existing building, after discussions between us and the architects, a design has emerged that reduces the harmful impact of this expansion on our amenity. In particular, the extension into the garden on the side of 254 has been reduced to ground floor plus one storey with a plant-adorned roof, bringing the harmful impact on the setting of the back garden and daylight and sunlight to the garden and garden-facing windows of 254 to a level that is likely to be acceptable in the context set out above.

We have had further constructive discussions regarding the planting of boundaries and the green roof, in order to preserve the green setting of the garden, and we have raised the request to preserve the pear tree on the boundary between the two properties, given its prominent presence in our garden and its close proximity to a tree in our garden that would likely be harmed by its removal. We have not yet received confirmation that this will be possible for them but look forward to continuing these discussions and we trust a final design will emerge that works well for both sides.

As a final comment, we note that the proposed front garden wall, at 2 metres (6'6"), is taller than most adults. We fear this could lead to a fortified appearance, which would negatively impact the streetscape and harm the sense of safety in the public realm on Finchley Road. The existing wall is considerably lower at 1.15 metres, consistent with the adjacent properties. We have been informed by the architects that the increased height is necessary to incorporate easily accessible bin and bicycle stores as required by Camden's planning policies. We would therefore ask you to consider allowing these storage facilities to be relocated to the driveway on the side of the property, where they would be equally accessible to users and refuse collection services without impacting the streetscape as much.

We hope these issues can be taken into account in the final design of the development.

Kind regards,

Raffaella Morini and Rob Hagemans  
254A Finchley Road, London NW3 7AA