

**Henry, Genna**

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**From:** David Simmons [REDACTED]  
**Sent:** 31 August 2015 20:31  
**To:** Planning  
**Cc:** Catherine Hays; 'Kate Briere-Edney'  
**Subject:** 2015/3283/P - 13 St Augustines Road, NW1 9RL [REDACTED]

Dear Sir/Madam,

I am not in principle against the development of this property as it has in my opinion been an eyesore for many years. I would however like to draw your attention to some issues which I think need attention as this property is being developed, The first is the huge tree in the front garden which is far too big. It has already brought down the London brick wall which existed previously, replaced with an out of character white wooden picket fence more suited to the mid-west of the USA, and should the tree fall it will probably damage several cars on both sides of the street and properties on the opposite side. The potential cost of such an event to the freeholders and leaseholders of the property is substantial.

The Atelier West's planning statement says that "The property is located within the Camden Square Conservation Area (CSCA) and is identified as making a positive contribution to the character and appearance of the conservation area, forming a pair with No. 15." I am sure they would like this to be the case going forward. I have lived two doors away from this property for over 30 years and one could say that it did make a positive contribution to the CSCA. That however is not the case today whilst that huge tree and the wooden picket fence remain, not to say the potential for further subsidence that this tree is believed to have caused. The tree should be replaced with one of a more fitting size for the front garden and the picket fence replaced with a London brick wall in keeping with other properties in the street. The developers have the opportunity to fulfil their statement and they should take it. It would be a pity to spoil it all for a "ha'perth of tar".

There appears to be an error in the revised drawings in that the upper floor still shows bedrooms 4 and 5. I trust this is just a typing error.

My final point is the car-parking issue. I do believe that this development will cause additional parking problems and the Borough's planners should look again at the spaces allotted to this property. Please bear in mind that the planners have already authorised building developments at 3 and 4 St Augustines's Road which will increase the numbers of parking spaces required in the street.

Yours faithfully

David Simmons  
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