

12th October 2015.

I would like to object to the above application on the following grounds.

ONE: SAFETY – The proposed excavation would place intolerable pressure on a beautiful building that is already falling into disrepair – (holes in roof, damp in walls, chunks falling from entrance) because of the absent owner’s neglect.

TWO: CONSERVATION - The work would severely deface the façade of one of Hampstead’s most beautiful (and protected) houses.

THREE: COMMUNAL LIVING - The work totally disregards that this address is a place of communal living with two houses and four flats sharing a common driveway, gardens and entrance. This flat is NOT an isolated unit that can causally disregard the homes of other residents. **WE LIVE HERE TOO!**

FOUR: ENVIROMENTAL - The work would obstruct daylight for other residents at the rear of the building and totally destroy their view of the gardens.

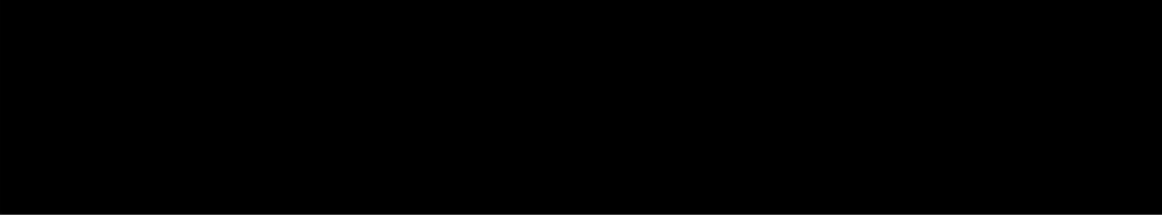
FIVE: PARKING - Increased residential living space would inevitably lead to increased demands on resident parking (a similar application was denied in 1982 on the basis of the major parking problem).

SIX: PRESERVATION - Wealthy absentee owners should not be permitted to destroy the safety, aesthetics and living quality of our homes.

Thank you.

Tony Parsons





I'd like to oppose consent for the planning application listed above.

I live at 15A Greenaway Gardens, NW3 7DH.

The proposed rear extension will have a significant impact on the light in my garden. It will block the early morning sun which falls on my patio, directly outside my kitchen door. The height of the extension - stretching above the full height of the windows - would mean that we would effectively be denied light in this space for the whole day. Moreover, the length of the extension will extend this dark area further into the garden as the sun arcs across the sky through the morning and into the afternoon.

This darkness will also effectively destroy part of my garden which I've spent the last decade developing. The plants I have there already won't survive. It's not just the labour that went into creating this beautiful green space, or the enormous fiscal investment that will be lost; the sheer pleasure of having my morning coffee/breakfast/ family brunches in that area of the garden will now not be possible if the planning consent is given.

Furthermore, the extension won't just block the light into my garden it will also completely destroy the priceless pleasure of looking up and seeing trees, branches, green leaves, blue sky, birds and insects from the patio area. All we'll see is a nasty brick wall. Aesthetically, it's an abomination.

On the issue of the conversion of the garage I'd like to oppose that as well. It's a unique and irreplaceable part of the building. How many other houses/flats anywhere in London have a six car garage? It's an architectural treasure. Every bit as important as a portico, architrave, or lintel. It should be preserved - not taken apart.

I note that planning permission to develop the garage in 1982 was refused on the grounds that it would "involve an unacceptable loss of existing off street car parking space and the increased pressure for parking space would prove detrimental to the area." Since 1982 the pressure on parking has only become intensified. There are more cars in Camden than ever before. The RAC calculates that there's on average a 3 per cent rise in car ownership every year in Britain. In fact, they estimate that car ownership is likely to increase by nearly 30 per cent by 2020. So why, with this evidence, would you overturn a decision that was made three decades ago, when there were far fewer cars around, and the projections on the increase in car ownership were nowhere near as terrifying?

Aesthetically, Greenaway Gardens is part of the conservation area. The houses here are unique. Each one of them has its own individual character. 15 is one of the few that has been carved up into separate flats. That conversion has been done very sympathetically. The front of the building has been preserved. But so has the rear. Everything has been done to preserve the character of what is the biggest and grandest house in the street. Adding a huge extension above and around what's currently the garage and sticking on another large, light blocking extension on the other side next to my garden, fundamentally alters and detrimentally degrades the architectural symmetry of a near century old building. If this goes ahead we'd be confronted with this eyesore every day from our dark and dying garden.

I'd like to conclude by observing that neither the owner, developer, builder or anyone else connected with this application contacted any of the other residents in the property to let us know what they had planned. We live in a community. 15 Greenaway Gardens is a shared experience. But it appears that the new owners of the flat have no interest in or respect for that. I think that this is a very clear indication of what their future behaviour will be and the cavalier attitude they have to this whole process.

Yours,

David Stewart
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