

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Abel Gorchein	5 Langland Gardens London NW3 6 QD	23/10/2015 13:48:16	OBJLETTE R	5 Langland Gardens London NW3 6QD

23 October 2015

Dear Mr Hope,

Application no. 2015/3036/P, 4 Langland Gardens NW3.

Introduction

I write again to express my strong objections to this latest version of the application.

2. This has become necessary because on 12th October 2015, thirteen new " revised drawings" were submitted to Camden, 3 days before the date of the meeting scheduled to consider it. A copy of the application, dated 21 October 2015 has since been attached to the lamp post opposite number 4 Langland Gardens and invites comments by 13th November.
3. Over the many years that I have been looking at applications, I have never seen a submission subjected from the very outset to so many "superseded" and "revised" modifications. Indeed, in an earlier letter of objection to a related application, I said that the frequent changes made it impossible to assess the intentions of the applicant. The inevitable conclusion is that even if Council were to be so ill-advised as to grant substantive permission, there would be no guarantee that the work would be carried out as agreed

Objections to the current application

1. The latest crop of "revised" plans fails to address any of the previous objections.
2. We are still presented with a scheme of grandiose overdevelopment which could not possibly improve the environment, as is required in our Conservation Area.
3. Damage to trees and major encroachment on open rear garden space are unacceptable.
4. In particular, basement extensions, disproportionate in relation to the footprint of the building, with the need for massive excavation and earth-moving, and the creation of large light wells and new window(s) should be rejected outright.
5. The limitations of an apparently favourable Basement Impact Assessment need to be

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considered in context. While the exercise follows particular and specified guidelines, its conclusions remains speculative, since it cannot gauge uncertainties associated with local conditions at the bottom of the hill of Langland Gardens. Such "expertise" is akin to that which allows nuclear power stations to be built on volcanic fault lines.

6. Others have commented on the adverse effects of the extensive and prolonged traffic of builders' vehicles on the already congested junction with Finchley Road, which would result from this major project, and on the eventual impact of the increased population density on resident parking. I certainly agree.

Conclusion

I re-iterate my previously stated objections (see page 40 of 61, printed 24/06/2015, Camden website) and would again urge Council to reject this purely exploitative proposal which would seriously impair the amenities of our Conservation Area, and is devoid of any redeeming features.

Yours sincerely

Abel Gorchein

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2015/3036/P	christine rowley	22b Lindfield Gardens London nw3 6ps	25/10/2015 15:17:57	OBJ	<p>I am writing to object to this planning application on behalf of the Lindfield and Langland Gardens Neighbourhood Committee in my role as Secretary of this neighbourhood residents association.</p> <p>Our members have solicited local opinion and found that our neighbours object to this planning application on several grounds:</p> <p>(1) the scale of the extension is too large relative to the current dwelling and is also out of scale relative to the neighbouring houses.</p> <p>(2) With respect to (1) above, this is particularly an issue in our local conservation area where building scale and form are important.</p> <p>(3) The size of the basement extension is too large and is a significant concern given the steepness of the slope of the hill on Langland Gardens.</p> <p>(4) The neighbouring property already suffers from subsidence and this overly large extension will harm its neighbours.</p> <p>(5) There is a problem of high run off of water and flooding in our local area along Langland Gardens and any underground excavation which blocks or diverts the natural flow of water is a risk to our neighbourhood.</p> <p>(6) There is inadequate off street parking available in our area and the scale of the increased occupancy of this conversion will negatively impact our local parking arrangements</p>

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2015/3036/P	christine rowley	22b Lindfield Gardens London nw3 6ps	25/10/2015 15:20:25	OBJEMPER	<p>I am writing to object to this planning application in my personal capacity. the objection, I submitted earlier was on behalf of our neighbourhood committee.</p> <p>I object to this application on several grounds as outlined below -</p> <p>(1) the scale of the extension is too large relative to the current dwelling and is also out of scale relative to the neighbouring houses.</p> <p>(2) With respect to (1) above, this is particularly an issue in our local conservation area where building scale and form are important.</p> <p>(3) The size of the basement extension is too large and is a significant concern given the steepness of the slope of the hill on Langland Gardens.</p> <p>(4) The neighbouring property already suffers from subsidence and this overly large extension will harm its neighbours.</p> <p>(5) There is a problem of high run off of water and flooding in our local area along Langland Gardens and any underground excavation which blocks or diverts the natural flow of water is a risk to our neighbourhood.</p> <p>(6) There is inadequate off street parking available in our area and the scale of the increased occupancy of this conversion will negatively impact our local parking arrangements</p>
