

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Mimi Handaja & Luigi Tommasini	1b Langland Mansions 228 Finchley Road London NW3 6QA	01/11/2015 21:12:37	OBJ	1b Langland Mansions 228 Finchley Road London NW3 6QA 1 November 2015 Mr Obte Hope Planning Officer Regeneration & Planning Development Management London Borough of Camden Town Hall Judd Street London WC1H 8ND

Dear Mr Hope,

Planning application 2015/3036/P and 2015/0315/P 4 Langland Gardens NW3 6PY

We are writing to object to the proposed development applications at 4 Langland Gardens (the "Property").

We have for the first time received a letter from Camden Council on the above property dated 19 October 2015 (which was only received by us on 27 October). We have previously submitted our objection to the proposed basement development at the Property (which we were never initially consulted nor formally informed about) and only heard back a week prior to a Council meeting which had surprisingly proposed to approve the plans. This was very disturbing especially given the concerns we have raised in our previous submission on the basement application and complete lack of response or additional reports etc being provided despite our previous requests. We are also aware that the development proposals have met with a lot of objections from owners within our block Langland Mansions and also neighbouring properties.

We therefore hope that this letter is received timely and that our concerns will finally be addressed and appropriately answered to.

Flooding impact. We are very concerned about knock on effect on Langland Mansions which is situated at the lower end of Langland Gardens, especially given the flooding suffered by our property in the past. We had previously asked for an independent report to be commissioned by Camden Council at applicant's cost to report on this important matter, with such report to be widely shared with us and other affected owners. This has NOT been done to date and needs to be provided to us.

Scale of development. Sheer size of the proposed development (which effectively results in almost doubling the floorspace) must be regarded as over-development and stopped. We note that the number

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Comment: **Response:**

of bedrooms for the entire proposed development will almost double from 6 to 11 bedrooms (even if the number of flats will remain the same). We are concerned also given that we live in a Conservation Area where such over-development must be considered unacceptable.

No currently habitable existing basement. We understand that there is currently only a cellar in the front portion of the house and believe that plans are misleading as depicting an existing basement.

Loss of privacy and light. Access to the flat roof and first floor terrace will lead to loss of privacy. Potentially of concern for our block, 3 storey rear addition at lower ground, ground and first floor levels at the Property will cause overshadowing to its neighbouring properties, and in particular in darker months when sunlight is scarce. We would also like to have Council's assurances that there will be no overlooking into our communal garden area and flats within Langland Mansions.

Strain and impact on neighbouring properties. There will likely be an increase in parking permits and will present additional strain on our already stretched traffic parking, road safety, bin allocation etc. We would ask that a separate and independent report be commissioned by Camden Council at applicant's cost to assess and evaluate the resulting impacts, with such report to be shared with us and other affected owners.

Stability of neighbouring buildings and land. Given the proximity of the proposed development to Langland Mansions (our building is one house away from the proposed development), we are deeply concerned about this aspect and require guarantee and assurances that there will be no impact on Langland Mansions. The increase in hard surfaces to the rear of 4 Langland Gardens will cause more runoff onto the properties down the hill (like Langland Mansions). Again, we would ask that Camden Council commission appropriate independent report (at applicant's cost) on impact and runoff rate to be determined, and shared with us and other concerned owners. To date, no impact or such like report has been sent to us.

Local trees and impact on root and soil systems. We note that rear garden will be reduced and a significant amount of grassed garden will be lost to stone patio, with removal of mature shrubbery. We respectfully request that an independent tree and soil consultant be appointed by Camden Council at applicant's cost to evaluate this, with such report to be shared with us and other affected owners. If already done, please can you send to us a copy of this report.

Provision of information and details. The documents which have been posted on Camden Council website for this property are hugely confusing and not easy for a non-technical layman person like us to read and understand. Also there are lots of documents which have been "superseded" and/or "revised" and yet kept on the website with no explanatory note on which documents are current and how they are relevant to the development proposal. We note that for e.g. the "2 storey" rear extension is effectively a 3 storey extension.

For the above reasons, we kindly request again that the application be refused in its entirety.

Application No: **Consultees Name:** **Consultees Addr:** **Received:** **Comment:** **Response:**

Yours sincerely,

Mimi Handaja and Luigi Tommasini
