

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2015/6528/P | Joy and Danny Cohen | Flat 1 39 Maresfield gardens London NW3 5SG | 28/01/2016 23:07:18 | OBJEMAIL | <p>We are writing as the owner/occupiers of Flat 1 @ 39 Maresfield Gardens, London NW3 5SG. We live in the basement and raised ground floor of the building with our three children. Our garden backs directly onto 10 Nutley Terrace and the east wall of the house is effectively the boundary wall between the two properties.</p> <p>We are extremely concerned about the plans for redevelopment on two fronts.</p> <p>The first is the actual work to be carried out. We have both a garden building and beautiful mature planting at the back of our garden. We cannot see how this development can possibly take place without a huge amount of damage (no doubt some of it permanent as far as the planting is concerned) and disruption to our property. I have looked through the supporting documents submitted but cannot find any mention of how this is taken into account. We have not been approached by number 10, apart from a vague conversation several months ago in which they mentioned the possibility of work, but there is no mention that we can see, of any of the issues that will affect our property or how they plan to minimise damage and disruption to our land, and we feel that this should be taken into account as part of this stage of the process.</p> <p>The second and more permanent consequence of the redevelopment plan is for the balcony on the planned rear extension. Although this is described as a private balcony for the master bedroom, it will look almost directly into our teenage daughters' bedroom, therefore removing their privacy. It will also look obliquely into our bedroom, which is on the other side of the back of house and looks out over the front of number 10 and the flat roof extension.</p> <p>We would appreciate it if you could take our concerns into account when looking at this application as we are very upset about both the short term and long term consequences of this proposed development.</p> |

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| 2015/6528/P | Stephen Williams for and on behalf of Netherhall Neighbourhood Association | Little House A 16A Maresfield Gardens London NW3 5SU | 29/01/2016 23:41:21 | OBJ | <p>The development is a gross over-development of this small site.</p> <p>The existing house was probably the small coach house for Otto Schiff House in this largely Late Victorian and Edwardian neighbourhood. It has been subject to more recent extension where the front of the building has been extended forward beyond the building line established by the adjoining and historically important Otto Schiff House. It is inappropriate to increase the size by 300% and extend the footprint to lose the character and scale of the original building. This development should be rejected unless a significant reduction in area is made and the original footprint is maintained including re-establishment of the original building line by removing the recent additions to the frontage,</p> <p>The site coverage is increased by over 100%, the width of the building increased to now extend out to both boundaries and the overall area is increased by around 300%, combined with even greater increased volume due to double height spaces. A new basement will also extend forward to the back edge of the public footpath and to the rear, doubling the footprint. It will result in the loss of established trees within the garden and undermine the roots and threaten the health of the trees in adjoining properties. There will be an unacceptable loss of green space.</p> <p>The new basement area is too large, being around half the floor area of the whole development and will place at risk the structure of the important Otto Schiff House.</p> <p>It is now proposed to transform this modest house into a mansion with 8 bedrooms and ensuite bathrooms which is entirely inappropriate for this infill site located behind Otto Schiff House.</p> <p>By proposing to erect a tall wall along the front boundary, the original character and relationship of this coach house with the street will be lost.</p> <p>There are currently a number of developments recently granted or seeking approval for large increases in size in and close to Nutley Terrace. Granting such approvals will severely compromise the character and scale of this part of our Conservation Area.</p> <p>Please reject this application.</p> |
