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Maureen Woodeson  
Flat 2  
27 Kingdon Road  
West Hampstead  
LONDON NW6 1 PJ

15 March 2016

**ATTN:** Emily Whittredge  
**RE:** Application for Planning Permission 2016/0878/P  
at 25 Kingdon Road, NW6 1 PJ - single storey extension to basement flat

To whom it may concern:

As the owner/occupier of the raised ground floor flat at No. 27 Kingdon Road I stand to be severely affected by the proposed development. I own half of the rear garden at No. 27 Kingdon Road, next to No. 25

I hereby wish to **OPPOSE** the above mentioned development for the following reasons:

1. My current uninterrupted green aspect and view over the gardens will be diminished and the feeling of open space will be blocked. I will face a solid wall.
2. The proposed extension will compromise the existing rear building line of the entire block which should be conserved. The whole integrity of the block bounded by Dennington Park Road and Kingdon Road, which is very pleasing, will be destroyed. "Copy cat" developments will ensue, no doubt!
3. The extension is an enormous intrusion into the garden. It is out of all proportion to what will be left of the garden at No. 25 after the extension and then the courtyard. Green space and wild life will be affected/reduced. The large trees at the rear of the gardens will suffer - probably die.
4. Huge excavations will be necessary. During a previous excavation for the existing rear courtyard at No. 25, the soil appears to have been piled up at the back of the garden at 25 making it higher than all the surrounding gardens. A retaining wall there is showing cracks.
5. There is a masonry wall from basement level up to normal ground level dividing the two gardens near the courtyard of NO. 25. Above that wall is a 1.8 metre high **wooden slatted fence** for the first 2.20 metres into the garden, I believe that the description of this wall in the plans is misleading - the wooden part is not a "wooden wall". It is slatted and gives privacy to the courtyard in the basement of No. 25. It is airy in nature and doesn't detract from the general vista. The wooden fence then drops down to normal fence height for the rest of the length dividing the two properties
6. I believe that this extension will add enormous value to the property at 25 Kingdon Road but may reduce the value of adjacent properties. I put a value on my openness and green aspect.
7. The green tract of land between the Dennington Park Road and Kingdon Road houses is spacious and beautiful and we must save it. If there isn't one already, Council must instigate a green plan for West Hampstead before it is too late. There is already an alarming amount of new development in the area which is changing the whole identity of our neighbourhood.
8. The noise from the excavation and building works will be long lasting and very disruptive to those who work from home. Three of the four flats at 27 Kingdon Road will be affected.

When I first heard of this planning proposal I was in Sydney and I wrote to you then. I am writing again in reply to your letter of 7<sup>th</sup> March which, this time, gives the planning Application Reference number.

Please take my comments into account with all the others that I am sure will be voiced.

Yours faithfully,

  
Maureen Woodeson 

ATT: 4 photos ✓

2 Views from back door of 2/27 Kingston Rd. PTO



2 Views of fence - first 2.20 metres



Even though it's still cold and the trees have not yet grown their leaves, one can get an idea of the lovely space and vista.

The two photos of the fence show a masonry wall at basement to ground level, then a slatted wooden fence designed to give privacy to the courtyard in the basement of No. 25. Because it's only 2.20 metres into the garden from the building, it does not impede the view.

Maxwell Woodem

15/3/2016

PS: Photos taken 14/3/2016