

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0878/P	Marcia MacLeod	Flat 1 31 Dennington Park Road London NW6 1BB	17/03/2016 13:51:07	OBJEMPER	I oppose this extension for two main reasons:  1. It will affect the view from my back window and also reduce the feeling of light and space.  2. It will set an unacceptable precedent for the street. If more owners followed suit, we would lose a tremendous amount of light and space which are essential for healthy, happy living in densely-packed communities.

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2016/0878/P	Brigid Shaughnessy	20 KYLEMORE ROAD NW6 2PT	17/03/2016 23:09:13	OBJ	<p>A number of residents and members of our local Residents Association - West Hampstead Gardens and Residents - have asked me to comment on the planned basement/garden extension by Ms Karen Lunch at 25 Kingdon Road.</p> <p>The plans submitted, including the photographs are slightly ambiguous in terms of the stated 'wall' configuration and a lack of information about the dimensions of the existing garden. The drawings do not assist much in calculating the exact measurement of the extension and patio but it appears that the proposal significantly extends the footprint of the property with loss of more than half the existing garden land. There are healthy, mature trees at the far end of the property not mentioned in the application – we assume these will be either felled or their roots compromised by the very small 'raised' garden proposed after the major excavation for the extension. This is not compliant with Camden Planning Guidance 6.7 and 6.8 which points out that: "Vegetation of all types is at a premium in Camden given the Borough's dense urban environment. Camden's tree canopy and other existing vegetation are integral to its character...Existing trees and vegetation are a key component in adapting to climate change and conserving biodiversity."</p> <p>There would be a very detrimental impact from such a large and bulky extension on the local green environment- both within the garden itself and in the adjoining (and intact) gardens between Dennington Park Road and Kingdon Road which provide irreplaceable natural parkland and a sustained green corridor in the highly polluted and congested urban setting of nearby West End Lane as can be seen in the satellite view of the area.</p> <p>Disruption of such a valuable green asset goes against the Fortune Green &amp; West Hampstead Neighbourhood Development Plan policy A13. Garden developments: "...in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided" and Camden Planning Guidance CPG1 4.22: The construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens and other undeveloped areas, can often have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property."</p> <p>The scale, dimensions and proportions of the planned extension do not conform with Camden Planning Guidance 4.10 which specifies that "Rear extensions should be designed to: be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions." This one does not. Neither does the suggested bulky structure "preserve the historic pattern ... of the surrounding area, including the ratio of built to unbuilt space" and on the contrary it will cause an acute loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution and spillage (with overlarge patio doors), privacy and overlooking.</p> <p>There are further risks to consider regarding the future stability of the property with the proposed dig-out. Neither have surface flooding, drainage and groundwater management associated with construction of the patio and in general been addressed by the applicant. West Hampstead is an areas</p>

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					identified as being subject to localised flooding from surface water due to local soil conditions and topography.
					The application is not compliant with important and protective Camden and Neighbourhood Development policy recommendations and I strongly recommend that it be refused planning permission for reasons mentioned above.
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					Brigid Shaughnessy
2016/0878/P	Brigid Shaugh	20 KYLEMORE ROAD NW6 2PT	17/03/2016 23:08:51	OBJ	