

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2222/P	Maureen Woodeson	Flat 2 27 Kingdon Road London NW6 1PJ	18/05/2016 17:08:08	OBJLETTE R	Planning Department London Borough of Camden 2nd Floor, 5 St Pancras Square c/o Town Hall Judd Street LONDON WC1 9JE
					Maureen Woodeson Flat 2 27 Kingdon Road West Hampstead LONDON NW6 1 PJ

17 May 2016

ATTN: Emily Whittredge
 RE: Application for Planning Permission 2016/2222/P
 (- a revision of 2016/0878/P)
 at 25 Kingdon Road, NW6 1 PJ - single storey extension to basement flat

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. This is a revised plan to the original plan which was not approved. My reasons for opposition are much as before:

1. This revised plan reduces the extension out into the garden by circa 1 metre from the original 4.1metres.
 This still represents a tremendous loss of green space and associated environment. Now that the trees have greened the whole area is an oasis of bird and animal life.
2. 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 which will be a terrible change in my aspect
3. 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! If every building on this block gains the right to build out into their gardens then the green belt will be reduced

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					<p>enormously.</p> <p>4. 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. There are many different species of birds, evidenced by the wonderful birdsong that we now can hear. Of course there are animals too. If the trees are put at risk, then insects will disappear and bird and animal life will suffer.</p> <p>5. 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.</p> <p>6. 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 original description of this wall in the plans was 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</p> <p>7. 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.</p> <p>8. The green tract of land between the Dennington Park Road and the 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. and there is a similar oasis between Dennington Park Road and Pandora Road which also should be conserved. Google aerial maps show these spaces well – the rich diversity and abundance of flora and all that goes with it, both for residents and wile life, especially habitat for</p>

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birds.

9. There is already an alarming amount of new development in the West Hampstead area which is changing the whole identity of our neighbourhood. In fact I believe that the whole of the West Hampstead area bounded by Sumatra Road, Mill Lane Lane and West End Lane should be conserved as the whole is a fine example of the architecture of the time when these houses were built. It's important to retain such examples.

10. 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.

I have reflected on this project since the initial proposal and find I am now equally concerned about the change to the green environment and to the potential for huge changes to the rear aspects of the whole block, as I am about my own loss of aspect and view.
Please take my comments into account with all the others that I am sure will be voiced.

Yours faithfully,

Maureen Woodeson mwoodeson@gmail.com

cc: Councillor Phil Rosenberg
Councillor James Varde
Councillor Angela Pober
