

Dear Sirs

I am the leaseholder of 83b

I'm forwarding (below) a message to Chester Terrace residents from Francesca Cordeiro, Chair of the Chester Terrace Residents Association. This concerns the application to Camden Council for construction of a private garden, with the loss of a large portion of the public right of way through Chester Gate. The application is largely based on the (false) claim that the development would "restore a private garden built by John Nash". Francesca's email to residents describes a number of objections to the proposals and she attached a review of the Transport Statement (part of the application) and a report on the historical background by Dr Geoffrey Tyack, a historian from Oxford. I have attached these two documents, as well.

You might remember from earlier correspondence, some months ago, that I did some homework on this application and went to the consultation meetings. On the basis of an extensive search I came to the same conclusions as Dr Tyack – in particular that John Nash did not design a garden for the north end of Cambridge Terrace, that no such garden was constructed when the Terrace was completed (1825), and no garden was present until the late 1860s. A garden did exist for a few years, from

**The deadline for comments in 20 June.**

If you have any questions, please contact me. the late 1860s, but 1) it was not designed by Nash; 2) it was significantly smaller than the proposed new garden, leaving enough width for two lanes at the junction with Outer Circle; 3) it was removed before 1894 (perhaps because it was found to restrict movement through Chester Gate); and 4) for the following 120 years, until now, the arrangement was much the same as before the building work started, with a narrow strip of land behind railings.

The proposed "historic" garden would reduce the width of Chester Gate to little more than 3 metres (considerably narrower than the entrance at Albany Street; narrower even than Cambridge Terrace Mews). The number of parking spaces would be reduced from 12 to 4 or 5, and the placement of the remaining parking spaces would make the route through Chester

Gate extremely tortuous. The junction at Outer Circle would be a single lane, effectively little more than 3 metres wide.

--

**Kevin McKenzie**

McKenzie, Solicitors

The contents of this electronic mail are confidential to the intended recipient at the electronic address to which it has been addressed. It may not be disclosed to or used by anyone other than this addressee; nor may it be copied in any way. If received in error, please contact McKenzie, a UK law firm, on +44 (0) 207 430 0880, or reply via electronic mail quoting the name of the sender and addressee and then delete it from your system. Please note that neither McKenzie nor the sender accepts any responsibility to scan the electronic mail and attachments (if any).

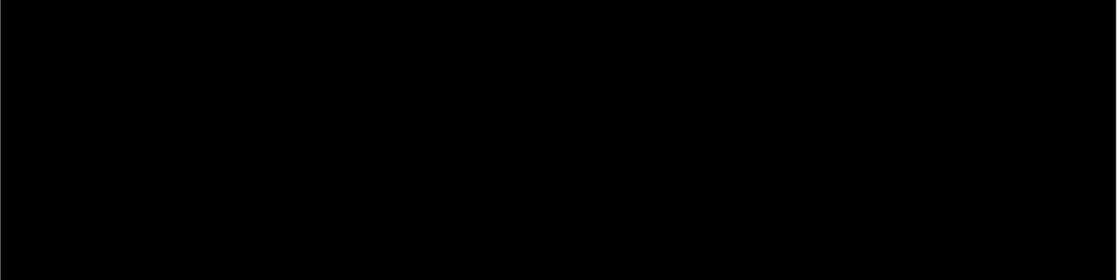
Kevin McKenzie is the sole principal of McKenzie, which is authorised and regulated by the Solicitors Regulation Authority. SRA Number 304045.

If the content of this email is personal or unconnected with our business, we accept no liability or responsibility for it. Please also note that solicitor-client confidentiality does not apply if you are not a client of this firm.

Please note that email or text message is not always a 100% secure medium of communication. If you have any concerns about the confidentiality of such communications regarding your matter, it is your duty to notify us in advance so that we can make alternative arrangements to communicate with you.

31 Southampton Row  
London  
WC1B 5HJ

Tel + 44 (0) 207 430 0880  
Fax + 44 (0) 203 008 6011  
[www.kmckenzie.co.uk](http://www.kmckenzie.co.uk)



**Re Planning Application No 2016/1479**

**My objections:**

Dear Sirs

I am the registered leaseholder of 83B Albany Street, London NW1 4BT, which is my home.

The bedroom of my property directly overlooks Chester Gate. I am particularly concerned about the issue of traffic noise and traffic pollution which would be involved by the significant narrowing of the road which Chester Gate comprises which would necessarily be entailed by this planning application.

I wish also to second the wider objections to the above planning application as made by Professor Sir Colin Blakemore (extract as pasted below) and the Chester Terrace Residents Association.

I can see no possible amenity or advantage to the local residents which this proposed planning application would provide. It appears to be motivated purely by the desire to increase the value of the small number of private properties which will be able to use this intended private garden. I see no reason why this garden should not be designed in a manner whereby the existing roadway is not impacted at all - in other words whereby the garden does not encroach on the existing roadway.

I should be grateful if you would please note my strong objection to this proposed application in your records accordingly.

I should also be most grateful also if you would please acknowledge safe receipt of this email.

Many thanks.

Yours faithfully

Kevin McKenzie

I'm forwarding (below) a message to Chester Terrace residents from Francesca Cordeiro, Chair of the Chester Terrace Residents Association. This concerns the application to Camden Council for construction of a private garden, with the loss of a large portion of the public right of way through Chester Gate. The application is largely based on the (false) claim that the development would "restore a private garden built by John Nash". Francesca's email to residents describes a number of objections to the proposals and she attached a

review of the Transport Statement (part of the application) and a report on the historical background by Dr Geoffrey Tyack, a historian from Oxford. I have attached these two documents, as well.

You might remember from earlier correspondence, some months ago, that I did some homework on this application and went to the consultation meetings. On the basis of an extensive search I came to the same conclusions as Dr Tyack – in particular that John Nash did not design a garden for the north end of Cambridge Terrace, that no such garden was constructed when the Terrace was completed (1825), and no garden was present until the late 1860s. A garden did exist for a few years, from the late 1860s, but 1) it was not designed by Nash; 2) it was significantly smaller than the proposed new garden, leaving enough width for two lanes at the junction with Outer Circle; 3) it was removed before 1894 (perhaps because it was found to restrict movement through Chester Gate); and 4) for the following 120 years, until now, the arrangement was much the same as before the building work started, with a narrow strip of land behind railings.

The proposed “historic” garden would reduce the width of Chester Gate to little more than 3 metres (considerably narrower than the entrance at Albany Street; narrower even than Cambridge Terrace Mews). The number of parking spaces would be reduced from 12 to 4 or 5, and the placement of the remaining parking spaces would make the route through Chester Gate extremely tortuous. The junction at Outer Circle would be a single lane, effectively little more than 3 metres wide.

--

**Kevin McKenzie**  
McKenzie, Solicitors

The contents of this electronic mail are confidential to the intended recipient at the electronic address to which it has been addressed. It may not be disclosed to or used by anyone other than this addressee; nor may it be copied in any way. If received in error, please contact McKenzie, a UK law firm, on [+44 \(0\) 207 430 0880](tel:+442074300880), or reply via electronic mail quoting the name of the sender and addressee and then delete it from your system. Please note that neither McKenzie nor the sender accepts any responsibility to scan the electronic mail and attachments (if any).

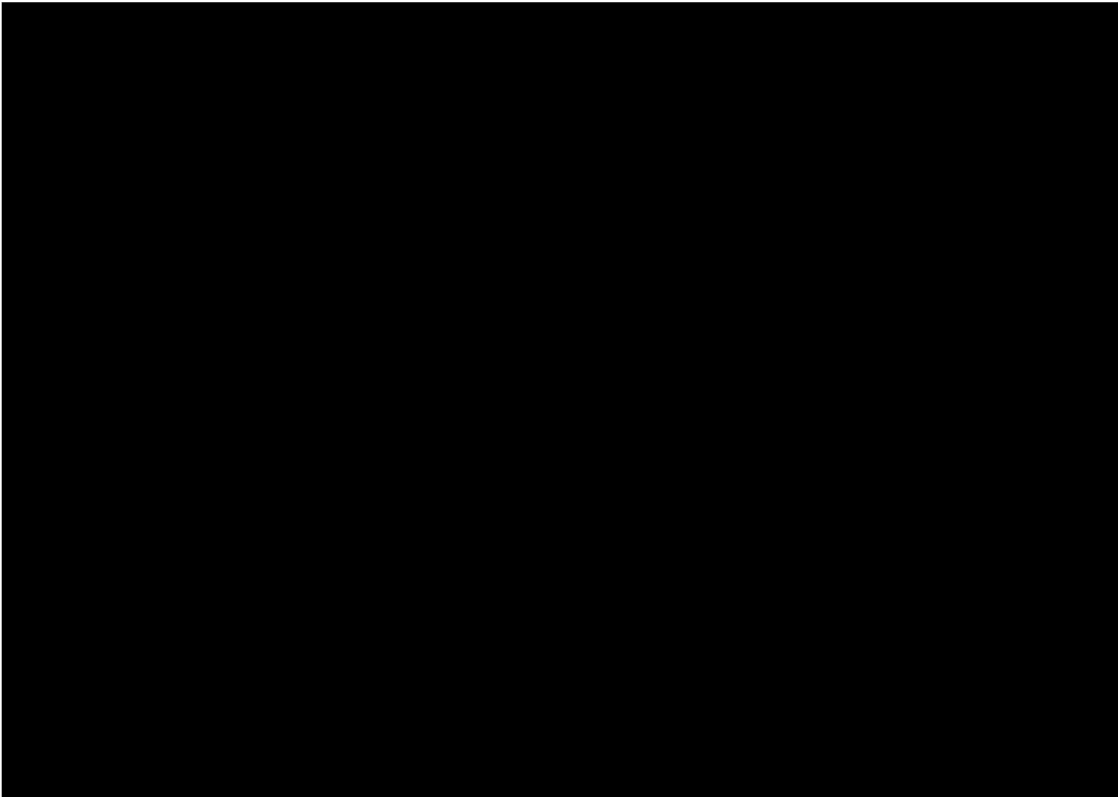
Kevin McKenzie is the sole principal of McKenzie, which is authorised and regulated by the Solicitors Regulation Authority. SRA Number 304045.

If the content of this email is personal or unconnected with our business, we accept no liability or responsibility for it. Please also note that solicitor-client confidentiality does not apply if you are not a client of this firm.

Please note that email or text message is not always a 100% secure medium of communication. If you have any concerns about the confidentiality of such communications regarding your matter, it is your duty to notify us in advance so that we can make alternative arrangements to communicate with you.

31 Southampton Row  
London  
WC1B 5HJ

Tel [+ 44 \(0\) 207 430 0880](tel:+44(0)2074300880)  
Fax [+ 44 \(0\) 203 008 6011](tel:+44(0)2030086011)  
[www.kmckenzie.co.uk](http://www.kmckenzie.co.uk)



Dear Ms. Phillips,

Reinstatement of historic garden on Chester Gate, and associated works

Application number: 2016/1479/P - Application type: Full Planning Permission

We would like to put on record that we have no objection to the proposed garden to be created in Chester Gate. We believe it can only enhance the view looking south down Chester Terrace and it should also have the effect of controlling and slowing down the traffic cutting through from Albany Street to the Outer Circle. At the moment the traffic coming through Chester Gate is single lane until it gets to the junction with the Outer Circle when it becomes two lanes. Therefore, to make Chester Gate all single lane shouldn't make any significant difference.

Max and Joy Ulfane  
12 Chester Terrace  
NW1 4ND

