

# CRASH

*Combined Residents' Associations of South Hampstead*

48 Canfield Gardens NW6 3FB

Helaina Farthing  
Development & Regeneration Management  
London Borough of Camden  
Town Hall, Judd Street  
London, WC1 8ND

1<sup>st</sup> July 2016

Dear Ms Farthing

**Planning Application Ref: 2016/2801/P 55 Greencroft Gardens, London NW6 3LL**

CRASH objects strongly to the above application.

The property at 55 Greencroft Gardens has been divided into 10 flats. Flat 2, as it presently exists, is merely a studio flat carved from what would have once been merely one large reception room of the house as originally built. It is not, as is suggested in the application, a purpose-built block of flats.

The extent of the proposed extension adds to what has already been serious over-development of this property which has resulted in a substantial loss of garden. More importantly, allowing a further extension to be added to the rear of this house, where an extension to Flat one has already been allowed, will produce, when the measurements of the two extensions are combined, probably the largest addition to any property in this conservation area – additions which together will completely distort and destroy the original features of the rear of this Victorian building. It has not, to our knowledge, previously been allowable to extend across the entire width of the rear of such properties in South Hampstead, but that will be the result if this further extension is allowed. This rule was implemented in order to avoid inflicting on neighbours the very disadvantages which will be the result if this application is permitted. The neighbouring adjoined house will be deprived of light and the extension will dominate and overbear the attached property. Neighbours of the adjoining house at No 57 will, if this application is approved, be separated from the proposed extension by merely the thickness of a fence, deprived of considerable light and privacy and corralled into a tiny outside patio space.

CRASH respectfully asks you to refuse this application.

Yours truly

Peter Symonds  
Chair

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