

Dike, Darlene

From: Herbert Leffman [REDACTED]
Sent: 30 August 2016 17:08
To: Planning
Subject: Planning application 2016/2997/P 28 Redington Rd, NW3

I strongly oppose the application to demolish this property and replace it with a building containing 8 flats and vast underground parking for their cars.

Demolishing a locally listed building and destroying garden and trees in the process goes against policies to protect these, and would provide a precedent to other developers who would despoil Hampstead in the longer term. The proposed development is out of proportion to its neighbours and out of character with this section of Redington Rd. Please think again!

Sincerely , Herbert Leffman

Sent from my iPad

Dike, Darlene

From: Melanie Panayiotou [REDACTED]
Sent: 30 August 2016 21:24
To: Planning
Subject: Attn:Mr David Peres De Costa - Ref: Application 2016/2997/P 28, Redington Rd-
from M.Panayiotou-resident of WEEPING ASH NW3 7LP

I would like to add my voice , to those of the clearly concerned residents/owners in the surrounding neighbourhood of proposed development 2016/2997/P

Apart from the loss of this characterful Arts and Crafts house on Redington rd , plans are not 'in keeping' with the surrounding Conservation area, this block being given planning, in it's current form , surely goes against those.

I understand that developers are keen to maximise their profits , nothing wrong with business, but to entirely demolish this building, shows no sensitivity to retaining the character of a building in a Conservation Area. What is the point in that.? The delicate balance of the surrounding buildings exteriors and blending or at least attempting to, is surely part of the reason to create such an area.

It appears the proposed planning of a 8/9 flats, and such a large increase in the additional square footage, is excessive, and MOST IMPORTANTLY the loss of some large important trees, especially those in the long rear garden will change the area only to its' detriment. What is wrong with 3/4 flats in the existing building, and off street parking.....they will sell whatever, and developer will have his profit.

Sadly once again, (encroaching on what was once total privacy) , in my glass backed property , I will now be faced by a block with multiple balconies overlooking this house and garden, and possible summer houses down the length the of the garden , with the loss of the trees ,possibly losing entirely the privacy which has already been eaten away by developments recently on 2 of the 3 vistas from which I enjoyed total privacy beforehand.

Assuming 2 residents in each flat/property the ensuing noise and life emitted from the completed property will remove any hope of quiet in a previously beautiful tranquil area, and apart from the construction periods ,ensured a level of quiet/privacy that surrounding buildings have enjoyed despite being relatively close.

As well as the loss of he trees from the garden which form such a feature of this area , the excavation of such a deep (proposed) underground garage seems totally inappropriate.

Especially (not sure if Camden aware of this, not sure if it required planning) considering that the property that lay directly to the end of the rear of Redington rd garden has only just finished 'suring up' the entire back garden , after the ENTIRE rear garden of building of property Kebony house -built to the rear of OAK HILL HOUSE NW3 7LP - in 2014/2015 - resident of Oakhill house was told, evidently showed movement (-and that 2 MONTHS with teams of workers with diggers - earth conveyor belts, concrete trucks and stone landfill -were bought in to strengthen the property's garden, that work only ended around a week or so ago).

As you will see, the land border across both the New property, Kebony House , built behind Oak Hill House , and this property, Weeping ash , drops off sharply across the full width of the property, by around 15 feet.

I am aware that camden planning officers will know this area well , after all the work that has been completed, over the last 3 years or so.

Also the building of Kebony house has been the possible cause of a shifting of the underground water around this property , and since I have had internal water ingress , I have had multiple investigations by Thames Water team , over the past year, the last team leader informed me that it may well be the rerouting of water along new lines (after the deep foundations needed because of Kebony houses extreme proximity to Oakhill House, and this property) - this is after eliminating (by testing) all other possible explanations.

Property developments are inevitable , but I would ask that above all else , that the quiet green space that so many areas of hampstead are valued for, the 'Lungs' of the area, and what keeps so many areas of it special, and a haven within the London area are not lost.