

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6528/P	Netherhall Neighbourhood Association	The Coach House 7a Netherhall Gardens NW3 5RN	31/08/2016 21:53:05	COMMNT	<p>The Netherhall Neighbourhood Association wishes to make the following observations on this proposal for the consideration of the Planning Committee.</p> <p>1) I think it disingenuous of the applicants and their architect to report to Camden that the neighbours they consulted in November of last year “were in support of the spirit of the application which they agreed were modest in light of the generous garden”! There was no coordinated response from the few local residents who came to the meeting.</p> <p>2) The existing house was the small coach house for the Otto Schiff house in this largely late Victorian and Edwardian neighbourhood. The proposed development represents a gross over-development of this site. The architects have been ingenious in increasing the floor area by 300%. The extent to which this has been achieved, with a vengeance, can be seen when one compares its footprint with that of the adjacent Otto Schiff house see Fig 5 on page 120 of the “Final BIA Audit Report RMemb-12336-37-070616-10 Nutley Terrace-F1(2)”. Yet the OS house is currently being converted into close on 12 very large flats! Well over half of the increase of the proposal stems from excavating a basement – referred to as ‘lower ground floor’, not only under the original building but also under the considerable increase of floor space above ground. The rest of the increase has been brought about by extending into the garden on two floors thereby losing the character and scale of the original building.</p> <p>3) Unfortunately the front of the building was extended forward beyond the building line established by the adjoining and historically important OS house. The retention of this existing single storey excrescence stuck on the front of the original coach house is especially regrettable. Permission should not have been given for it fifty or so years ago – at a time when aesthetics and architectural character was at a low point, that was well before this area was designated as a Conservation Area. Surely, with this massive building work under consideration, now would be an ideal opportunity to re-establish the original building line by removing this more recent addition to the frontage, thereby returning to the coach house the original character of the frontage when it was built and a front garden to be enjoyed by passers-by as well as by the new owners. Since it is higher than the boundary wall, one can see the upper two or so feet of this single storey and that of its proposed replacement from the eye level of passers-by. By proposing to erect a tall wall along the front boundary, the original character and relationship of the coach house with the street would continue to be lost.</p> <p>4) The site coverage is increased by over 100%, partly achieved by increasing the width of the building, extending it out to both boundaries and by building out into the garden. The proposed new basement would also extend forward to the back edge of the public footpath and to the rear, doubling the footprint. It would result in the loss of established trees within the garden and undermine the roots and threaten the health of the trees in adjoining properties. In addition, there would be an unacceptable loss of green space.</p>

Conclusion.

It is now proposed to transform this modest house into a mansion with 8 bedrooms and 8 en suite bathrooms which is entirely inappropriate for this site by the side of the Otto Schiff house. There are currently a number of developments recently granted or seeking approval for large increases in size in the immediate neighbourhood. Granting such approvals, as in this instance, would severely compromise the character and scale of this part of our Conservation Area. This development should be rejected

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unless a significant reduction in area is made and the original footprint maintained.

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