

Peres Da Costa, David

From: [REDACTED]
Sent: 02 September 2016 10:43
To: Peres Da Costa, David
Subject: Fwd: 2016/2997/P 28 Redington Road

Mr Peres Da Costa,

The planning application 2016/2997/P for 28 Redington Road, NW3 is objectionable on the following points:

1. The overdevelopment of the basement is contrary to the planning policies in that it is greater than one level below ground level.
2. The demolition of a building that adds to the character of a conservation area is in contravention of the planning policies in LBC.
3. The proposal of 8 flats on the property is considerable over development of the space.
4. The local streetscape is largely single family homes, this proposal would detract from the streets present local 'feel', and therefore, the application should be refused.
5. Significant increase in cars and parking for the site is against planning policies.
6. There is a significant, early, planned removal of mature trees, garden and green space. This is in contravention to maintaining green space proportional to what exists at present.
7. Unknown, and known, negative impact on directly neighbouring properties as evidenced by the reports submitted in the consultation process.
8. The scale of the proposed plans is against planning policies.
9. The proposed mix is heavily weighted on 1 and 2 bed flats which are already in overstock in the borough. 3&4 bedroom flats are in sore need and proposed developments should focus on this, rather than volume.

Regardless of the technical advances which can likely support the proposed structure itself, there should be a **greater duty to care by the council** for the existing neighbouring structures. Since these owners have produced historical evidence of water and subsidence issues the proposal should be refused, especially in the light of the scale of the basement proposed and development of the garden space.

I respectfully submit these points to reject the planning application.

Although the comments closed yesterday, I believe these should be accepted as part of the consultation process.

Best,
Cynthia Rand
|Langland Gardens, NW3