



To London Borough of Camden, Development Control Team

Planning Ref: 2016/2997/P

Address: 28, Redington Road, NW3

Description: Demolition of House, New 5-story block of flats, parking basement, destruction of trees

Case Officer: David Peres Da Costa

Dear Sir,


We oppose this application because it is in a Conservation Area and would appear to contradict Council policy.

The following are the main reasons of concern:

- 1) The building should not be destroyed since it is in keeping with the adjacent building and renovation and conversion to flats should be considered.
- 2) To build a car parking basement involving an 8 - 12 metre deep excavation is unacceptable and unnecessary as this may affect the water basin and damage other trees. Parking in front of the house and nearby parking in the streets should suffice.
- 3) To remove 7 trees for the development and possibly damage the roots of others during the building is not acceptable in a Conservation Area. As residents of Oak Hill Lodge, we note from our rear garden that the footprint of the proposed development borders on the rear garden of 28, Redington Road. Therefore we are concerned that the proposed future developments concerning the masses of trees will blight us as well as Oak Hill House and the property in Redington Gardens. Destruction of trees and building would put Camdens policy on conservation at risk and serve as an undesirable precedent.

We endorse the views of The Heath & Hampstead Society.

Yours sincerely,
Dr. F. Scheinmann,



Oak Hill Lodge, Hampstead,
NW3 7LN

DATE: 31 August 2016

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Dear Sirs

Planning Application Reference 2016/2997/P
Site Address – 28 Redington Road, London NW3 7RB

We act for Georgios Panayiotou, the proprietor of Weeping Ash, Oak Hill Park, Oak Hill Way, London NW3. The garden of our client's property abuts the garden of 28 Redington Road to the south east.

We write to strongly object to the above proposal on the following grounds:-

- The loss of privacy of neighbours; and
- The design of the proposed development and its impact on the neighbourhood.

As stated above, the south east aspect of the property adjoins the garden to the rear of our client's property. The developers propose to fell at least 7 trees and propose to prune or fell a total of 29. This, combined with the proposal to include balconies on the north east side of the development that will directly overlook our client's property will undoubtedly impact on our client's peaceful and private enjoyment of the property, as well as that of the other neighbours.

The development will have a negative impact on the character of the local community - an area of predominantly single-family buildings. This proposal's size and much increased footprint together with the loss of trees and green space sets an undesirable precedent for future development which will have an adverse impact on the area and is out of keeping with surrounding improvements to local buildings. It will be visually overbearing. The underground car parking is excessive as the property clearly already benefits from off street parking facilities.

We trust these points will be taken into consideration in your decision to grant the requested planning permission.

Yours faithfully


RUSSELLS