

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2222/P	B. Shaughnessy	20 Kylemore Road NW6 2PT	30/12/2016 11:19:02	OBJ	<p>Our earlier objection to this domestic development remain largely the same as it appears that this 'revised extension' is not much different from the original plans submitted in March last year. Many of the changes are internal and do not deal with the real problems presented by such an over large build-out into a row of gardens which are a green asset for the whole row of dwellings as well as the ecology of the area between Dennington Park Road and Kingdon Road which provide irreplaceable natural parkland and a sustained green corridor in the highly polluted and congested urban setting of nearby West End Lane. This application does not conform to the our hard won Fortune Green and West Hampstead Neighbourhood Plan</p> <p>A13 - Garden developments: in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided.</p> <p>& A15 - concerns include the effect on the structural stability of adjacent properties; damage or loss to the character and biodiversity of gardens; the impact on sustainable drainage; and the impact on carbon emissions. Camden Planning Guidance (CPG4) states that the council will only permit basement and underground developments that do not: cause harm to the built and natural environment and local amenity; result in flooding; or lead to ground instability.</p> <p>04 i Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties. ?</p> <p>The current scheme is intrusive, insensitive to neighbours property and greatly changes the height dynamics in the adjoining gardens – causing real harm in terms of privacy and overlooking. The inclusion of a photo of the existing wall is not accurate but continues to be used to misleadingly indicate scale.</p> <p>The addition of an alternative patio configuration, steals space from the back of the garden (reducing it and removing the stairs – a largely cosmetic change) and does not moderate t</p>
2016/2222/P	B. Shaughnessy	20 Kylemore Road NW6 2PT	30/12/2016 11:13:39	OBJ	
2016/2222/P	Marcia MacLeod	Flat 1 31 Dennington Park Road London NW6 1BB	29/12/2016 12:41:56	OBJ	<p>I object to this proposal because it is too big and will affect views from and light and space for my building (behind it) and others nearby. It also removes much-needed run-off which could affect the structure of buildings and cause subsidence.</p> <p>And if this were to be approved, it would set a precedent for the rest of the area, leading to more loss of light and space, and essential run-off.</p>

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2016/2222/P	Dr Leyland and Mrs Suzanne Sheppard	4 Beaumont Road Poole BH13 7JJ	02/01/2017 11:41:09	COMMEM AIL	<p>We are the Freeholders of the raised ground floor flat 25 Kingdon Road immediately above the proposed works. We accept that the basement flat would be improved by the proposed extension but have the following concerns:</p> <ol style="list-style-type: none">1. The consequential reduced security to to raised ground floor flat, especially access to the original single glazed rear window.2. The skylight light over the proposed dining area would be unsightly and impair privacy from the rear window of the raised ground floor. There are also no details about the ongoing maintenance of the proposed green roof system.3. The glazing pattern in the proposed extension appears out of keeping with the Victorian surrounds.4. The area of West Hampstead is already at risk of overdevelopment by domestic dwellings with consequent reduction of open space.

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2016/2222/P	anna franklin	25 Kingdon Road nw61pj	29/12/2016 20:44:26	OBJLETTE R	<p>From Anna Franklin 25 B Kingdon Road West Hampstead London NW6 1PJ</p> <p>RE: 2016/2222/P Site AddressBasement Flat 25 Kingdon Road London NW6 1PJ 29 December 2017 REQUESTION Extension of time to comment: Objection to the above planning application. Dear Councillors,</p> <p>I live at 25 Kingdon Road and I am one of the four freeholders of the property referred to in the Revised Planning Application above. Despite having signed up for an Alert via email from the Council Planning Department I did not receive any notice of this re-submission.</p> <p>I do not believe that it is fair that have only just received notice of the revised submission for the holidays. Almost all of the neighbours are away during this holiday period including myself and we have not been allowed sufficient time to respond.</p> <p>Having provoked the objections of many neighbours as well as myself on the two previous applications this third submission was DELIBERATELY timed to go through during the holidays when most neighbours are away.</p> <p>This application has serious problems. BOTH WHAGARA and James Earl of the West Hampstead NDP have opposed this application.</p> <p>A similar application for a similar extension in nearby Summatra Road was REFUSED recently.</p> <p>REVISED APPLICATION NOT ACCEPTABLE</p> <p>The revised application has cut back somewhat on the size of this development but still contains serious flaws in the application itself such as the continued inclusion of the misleading photographs of the property that seek to justify the height of the development in relation to neighbouring properties and does not address the problem of overlooking. The application still refers to the slatted and temporary slatted wooden fence that is less than a metre long as a solid wall running the length of the garden. This is simply untrue and needs to be changed.</p> <p>The flood risk and other problems remain that were sited in my previous letters. Garden grabbing is still a major problem.</p> <p>After two previous submissions for the extension of the basement flat at No.25 Kingdon Road, we now have received another revised submission.</p>

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The timing of notification by Camden Council raises questions!. The notification is dated 19th December and was received by me on Thursday 22nd December. Any comments and objections have to be received by the Camden Planning Department by 2nd January2017.

The plans have been changed so that the extension does not cover the whole width of the building, but leaves a small part labelled "Patio" to one side.. The extension still consumes a good part of the garden at No.25 and will have just as negative an effect on our environment and local problems as we have noted in previous comments to council.

Please look at the revised plans and relate them to Camden"s policies for redevelopment. I"m sure they are not sympathetic to existing policies.

Yours sincerely

Anna Franklin
