



# *The Heath & Hampstead Society*

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The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

## **To London Borough of Camden, Development Control Team**

Planning Ref: 2017/0323/P

Address: 59 Redington Road NW3

Description: Underground parking in front garden

Case Officer: Tessa Craig

Date: 31 March 2017

We object to this very unusual proposal, on these grounds:

### 1. Destruction of front garden

The car parking area, or platform, would occupy the whole of the front garden of this locally listed house, removing all grass, trees, shrubs, flowers or other planting from it. An important element in the appearance and character of the Redington/Frognaal Conservation Area is its greenness and trees; these would be seriously harmed by this proposal. The character and setting not only of No 59 itself, but also of adjoining houses, would be badly damaged.

### 2. Public safety.

No proposal is made to protect the edges of the parking platform area when it is lowered. A huge void some 11.45 x 5.2 metres, 3 metres in depth, would be exposed. Any person---perhaps a child--- in the vicinity could walk straight into the opening, causing injury or even death.

No information is provided as the nature of the lifting mechanism, except a note that it would be "hydraulic". Its reliability and safety standards are therefore unknown.

### 3. Noise pollution

The operation of the lifting mechanism would cause considerable noise and nuisance; this could be at any hour, even in the middle of the night. Quite unacceptable.

### 4. Ventilation

No indication is given on how the underground parking area is ventilated, but the necessary ventilation equipment would also be noisy, with extracted fumes leading to air pollution.

A thoroughly unacceptable application; please refuse.