

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1229/P	elizabeth beckman	7 redington gardens nw3 7ru	27/04/2017 17:39:46	OBJEMPER	<p>We were upset to hear that there was a proposal to change the existing layout of 3 flats in this building to one small and one very large flat thereby losing much needed family sized accommodation in the area. There is limited demand for very large houses locally.. In Templewood Avenue, Redington Road and adjoining roads there are 5 houses with 5 or more bedrooms that have been for sale for between 6 and 18 months. Planning consents for 3 very large houses in Redington Gardens have not been furthered and the sites have been on the market for nearly a year. Planning consent was granted in 2013 for a house in templewood Avenue to be converted from 6 flats to a single dwelling but it has not been implemented, 3 of the apartments are currently advertised for rental. While it is possible that reduced demand may be in part due to current economic factors such as brexit it is also probably due to permanent policy changes such as increased stamp duty. Even if this proposed The 7 bed dwelling is not left empty it is likely to be under occupied.</p> <p>the inclusion of the small one bed flat in the application is clearly a device to avoid the loss of 2 housing units which would require the `replacement of the lost units elsewhere.</p> <p>This house at number 5 Templewood Avenue is a fine example of a house by Quinnell which is mentioned in the Redington Frognal Conservation Area Statement as making a significant contribution to the character of the area.</p> <p>The proposals will adversely affect the character of the house by importing 21st century features such as large areas of glazing and a huge basement with light wells in the front and back gardens.</p> <p>Please reject this application.</p>

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