



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: 2017/3837/P

Address: 3 Greenaway Gardens NW3

Description: Front garden redesign

Case Officer: Kate Henry

Date: 18 August 2017

We object to this proposal, on these grounds:

1. Gates

The pretentious elaborate metalwork of these gates conflicts with the style and materials of the distinctive character of this part of the Conservation Area. A simple timber design would be more appropriate.

2. Car parking in front garden.

The existing layout of vehicle access to the garage is adequate for access and parking on this site; LBC car parking standards for a single dwelling (one car space) are met without undue damage to the character of our Conservation Area.

This proposal increases the area of hardstanding in the front garden area by at least 100%, and indicates a layout for 4 cars, set out in radial format.

This is grossly excessive, contrary to LBC parking standards, and destroys a large area of garden, reducing the area of green space, grass, shrubs, flowers, trees etc. It is also extremely unsightly.

The proposed boundary design, indicating a front boundary hedge of 2 metres or more in height, suggests that this is intended to mask the increased parking zone. A hedge such as this not only would take some years to develop, but also could be cut down by a future owner in half a day. Not satisfactory.

This is a most unacceptable proposal, causing considerable harm to our Conservation Area.

Please refuse