

Development Management,
FAO Ms Keen
Camden Town Hall,
Judd Street, WC1H 9JE.

4.1.2018

Dear Sirs,

RE: **OBJECTION** to planning application 2017/5627/P at 61 Netherhall Gardens for Conversion of 3 x 3 bed flats into 4 x 2 beds & 1 x 1 bed flats. Erection of a single storey side and rear extension at ground level. Extensions at basement level, including front and rear lightwells. Erection of a roof extension.

We are writing on behalf of the owners of no.59 and ½ Netherhall Gardens with regard to the proposed development at 61 Netherhall Gardens.

We concur with the detailed points raised by Mr and Mrs Levin at no.63 and we also wish to lodge an objection against the development for the following reasons:

- (1) inaccurate description of the development in the planning documents – the proposed basement exceed the footprint of the house contrary to what stated
- (2) sub-standard accommodations are to be provided in terms of areas, lighting levels and a amenities
- (3) no full Basement Impact Assessment has been provided with the application
- (4) negative impact on amenities of neighbouring properties by the construction of the rear terrace – especially at no. 59 and ½ and no. 63a
- (5) overdevelopment of the site by replacing the existing 3 dwelling units with 7 dwelling units
- (6) negative impact on the character of the conservation area by further diminishing the symmetry of the front elevation formed by the paired houses at no.61 and 63
- (7) negative impact on the character of the conservation area by removing a number of trees and building an overlarge extension within the gap to no.59

Furthermore - and most importantly - we wish to object to the proposed works to the wall bordering the driveway and front garden at no.59 and ½., which comprise:

- (a) demolishing completely the boundary wall
- (b) continuous piling to be carried entirely on 59 and ½ side of the wall (i.e. at the edge of the driveway)
- (c) re-building a significantly taller wall which will negatively affect the appearance of the gap between no.59 and 61 and increase the sense of enclosure.

No attempt has been done to mitigate the impact of these works which - during construction - will either completely block or reduce so significantly the width of the driveway (at present less than 3m at its narrowest point) that no vehicular access for daily and/or emergency purposes may be retained.

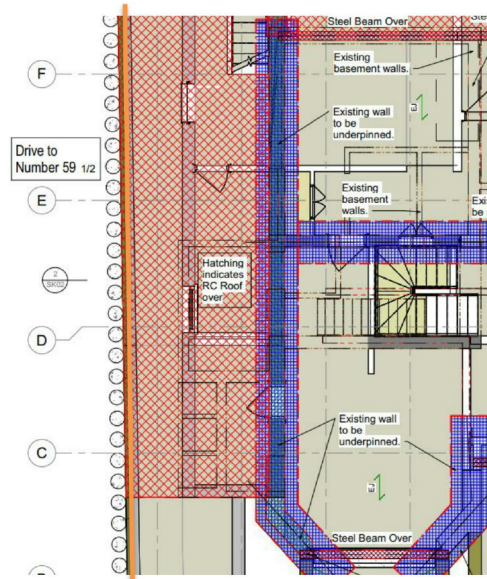


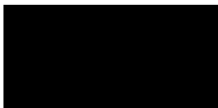
Fig. 1 – extract from drawing A4824-SK01 by CTP Consulting Engineers included in the planning submission

Furthermore (i) new piling works on 59 and ½ would be far in excess what contemplated by the Party Wall Act and it would amount to unlawful trespassing and (ii) no Order 2015 Notice under article 13 has been served to 59 and ½ as owners of part of the land subject to the development.

Any development affecting this part of 59 and ½ property should be carried out fully within no. 61 property boundaries and in such way to (a) retain the existing boundary wall profile to minimise the impact on the character of the conservation area and sense of enclosure at no.59 and ½, (b) retain access at all times to no.59 and ½, (c) minimising disturbance during construction.

For the intrusive character of the proposal and the reasons indicated above, the owners of 59 and ½ Netherhall Gardens wish to strongly object to the development.

Yours faithfully,



Enrico Galliani RIBA
Crawford and Gray Architects