

**To Camden Planning Dept,
Fao: Alyce Keen, Planning Officer
Tom Little, Tree and Landscape Officer**

22 February 2018

Planning application ref 2017/6907/P, 13A Pond Street, NW3

Demolition of the two-storey former stable and cottage. Replacement with a 3-storey extension, plus the formation of a new single storey basement. Alterations to existing 1969 extension. Refurbishment of existing roof terrace, and associated landscaping.

Dear Ms Keen

I object to this application as it stands.

Some initial comments

1. Please note that Pond Street is of considerable historical and archeological interest, and only a few years ago, archaeological remains were found during the excavation of no. 23 Pond Street. I would suggest that the recommendation of Heritage England be followed to seek the specialist archaeological advice of the Greater London Archaeological Advisory Service (GLAAS) and relevant protection sought before any work is contemplated.
2. It is a glaring omission of the applicant's Tree Report that it fails to look no further than its own side re the proposed demolition of a boundary wall which will have a direct effect on the very mature and tall griselinia tree growing against the wall, on the grounds of 33 Hampstead Hill Gardens.
3. I note that the application contains many details and drawings that are irrelevant, are wrong, eg in the description of the hydrogeological composition make up of the site, or insufficient, such that it showing off its own credentials, it misses the wood for the trees. Considerable scrutiny by Camden is thus necessary to verify or refute some of the claims made.

Grounds of Objection

(a) Protecting Amenity

- The development is in a tight space and intends to fill all of it, looming up on adjoining properties. The outlook for the neighbours is spoilt, and the larger windows of the development means loss of privacy for them. The extra height is also unacceptable in that space.
- The demolition of the existing and construction of the new will mean considerable noise and vibration levels, as well as the adverse impact on the water and wastewater infrastructure.
- The excavation work involved in creating a basement will have particularly detrimental consequences.
- The potential loss of the griselinia and other mature trees means loss of biodiversity. Camden states that it will resist the loss of trees and vegetation of significant amenity, historic, cultural, or ecological value.
- The proposed demolition and basement development poses a considerable threat to the unique griselinia tree, and for that reason alone, demolition of the wall against which it grows should be resisted.

(b) **Design and Heritage**

- The current design of the development does not preserve strategic and local views, does not have high quality landscape design, or respect local context and character.
- Demolition of the stable and cottage boundary walls will be in direct contradiction of Camden's policies that aim to preserve or enhance historic environment and heritage assets.
- Camden states that it will resist the total or substantial demolition of of unlisted buildings that make a positive contribution to the character or appearance of a conservation area.

On that basis, the current application goes against Camden Local Plan policies, and should be refused.

Linda Chung
Hampstead