

**Hazelton, Laura**

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**From:** Ginny Kirsch - [REDACTED]  
**Sent:** 12 September 2018 14:30  
**To:** Hazelton, Laura  
**Cc:** Simon Kirsch; [REDACTED] Redington Frogna  
**Subject:** Re: 35 Templewood Avenue  
**Attachments:** Boncara Schreiber House Boundary hedge.jpg; Boncara North side of West Heath Road.jpg

Dear Laura

Thank you for sending me the Camden Guidance for basements for – it has been helpful to have the information.

Yes, we are very concerned about the lowering of the pool/garden for the following reasons:

1. Should the previously granted vehicle access from West Heath Road be implemented (14-Feb-05 2004/3604/P), according to Camden Planning Guidance the new basement may classify as a Ground Floor. This opens the opportunity to apply for a basement.
2. The pool in its proposed new lowered location will be cornered under high walls and hedges. The applicant has already applied to remove the hedge on West Heath Road to reduce the height of this cornering and improve 'his' views. We assume he will want to do the same to the Schreiber/Boncara boundary hedge, which unfortunately sits on the Boncara side (see attached photo). The hedge currently obscures any view of Boncara from the Schreiber House.
3. Should the applicant *not* receive permission to remove the hedges, he will undoubtedly reduce the hedges to the bare minimum, exposing the Boncara development to the public. Currently it is almost totally obscured from the public thanks to the high hedge (please see the attached picture taken yesterday from the North side of West Heath Road)
4. With the garden and pool at their current level it is favourable for Boncara to have a high hedge, privacy, view, noise etc but with a lowered garden and pool, the hedge will be unwanted.
5. The pool was designed to be 'elevated', so that when swimming you would see the trees of the Heath and the sky – when Gowan visited the Schrieber House, he spoke to us of this intentional 'floating lawn' effect. He would never have considered situating the pool in a corner at street level, beneath a wall and hedge.

With regards to the hedge, please could you let me know whether the council has any control over minimum heights permitted?

With best wishes

Virginia Kirsch and Simon Kirsch



