
From: elizabeth beckman [REDACTED]
Sent: 15 February 2019 15:39
To: Planning
Cc: Peres Da Costa, David
Subject: 2018//5694/p 36 Redington Road NW37RJ

Objection to planning application 2018/5694/p

We live at 7 Redington Gardens NW3 7RU which is on the corner of Redington Road and Redington Gardens and is next to 36 Redington Road.

We object to the application for development for the following reasons.

A permission has already been granted for the erection of a dwelling house on the site which constitutes overdevelopment and is unsuitable for and out of character with the conservation area.

The new proposal only reemphasises these factors and adds substantial additional building without any more greenery.

Taken together with 38 Redington Road which was recently built and is physically attached to no. 36, the proposed building would form a massive four storey terrace lacking in architectural design facing the street.

This would loom over our house and may interfere with our sunlight (especially in the afternoons) and with the access of daylight to the living rooms on that side of the house.

Camden's own guidance is that an extra storey is likely to be unacceptable for a building already higher than the neighbouring buildings where an additional storey would add significantly to its bulk or where the scale and proportion of the building would be overwhelmed by the extension.

Camden also advise that an extension should take into account the character and design of the property and its effect on the surroundings and the amenities of the neighbourhood. This is surely a case where Camden should practise what it preaches.

Camden also say that poorly designed historic examples nearby should not stand as precedents.

This is clearly a rebuttal of the argument put forward by the developer justifying the height of the extra storey that it is no higher than no. 38.

The house at no. 38 was put up for sale when it was built and so far as we are aware no sale has

ever been effected. This is surely an indication that properties of this nature are not what is required in this location.

The application is for a new permission for the whole development not just for a variation of the existing permission and the Council should consider all relevant aspects of the development anew, and not only the differences.

The aspects which give us most concern are those which may result in damage to our property, primarily the impact of the basement and the enhanced flood risk resulting from the interference with the normal flow of water.

The applicants have not supplied up to date basement and flood risk assessments but are relying on those prepared in 2015.

There have been a number of basements constructed or planned nearby in the last few years and the effect of the accumulation of basements has not in our view been sufficiently explored and warrants further investigation.

No new permission should be granted until the result of such investigation has been assessed: and any necessary measures are taken to protect our property from damage.

Elizabeth and Philip Beckman