

[REDACTED]

From: Diver, John
Sent: 07 May 2019 10:27
To: Planning
Subject: FW: Objection to Planning proposal to build 2 large houses in the adjoining gardens of 29-33 Arkwright Road (Ref: 2019/1697/P)
Attachments: Don Hughston_Objection to Development of Property_29 April 2019.pdf

Good morning,

Could you please upload this objection comment to application 2019/1697/P?

Thanks,

John Diver
Senior Planner

Telephone: 02079746368



From: Don Hughston [REDACTED]
Sent: 03 May 2019 19:54
To: Diver, John <John.Diver@camden.gov.uk>
Subject: Re: Objection to Planning proposal to build 2 large houses in the adjoining gardens of 29-33 Arkwright Road (Ref: 2019/1697/P)

Dear Mr Diver,

Please find attached my letter objecting to planning permission being given to the application to build houses in the back gardens of 29-33 Arkwright Road.

My principal point is that granting planning permission to this application would establish the wrong precedent. On this precedent, a string of residents may seek permission to sell off their gardens for profitable development.

Thank you for the opportunity to register my objection.

Regards,

Don Hughston
27 Frogna

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Don Hughston

27 Frognal, London NW3 6AR

Tel [REDACTED]

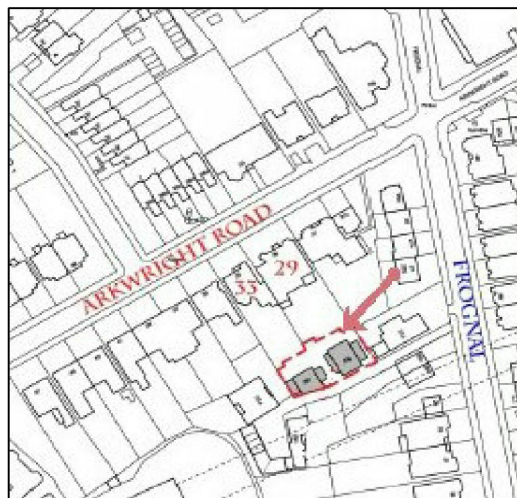
29 April 2019

Mr John Diver
Planning Officer
London Borough of Camden
By email: john.diver@camden.gov.uk
Cc: planning@camden.gov.uk

Re: **Objection** to Planning proposal to build 2 large houses in the adjoining gardens of 29-33 Arkwright Road (Ref: 2019/1697/P)

Dear Mr Diver,

I wish you to know that I protest the application to build 2 large new luxury houses in adjoining gardens in a conservation area (see map below). While the need for housing is always acute, granting planning permission to build luxury houses in a back garden sets an appalling precedent for this already densely populated part of Hampstead.



My wife has lived at 27 Frognal for 47 years. I have joined her for the past 22 years. It is difficult to fathom out any circumstances where planning permission could be granted for the construction of 2 luxury houses in the back gardens at the bottom of a tiny drive.

Planning Officers who grant permission to build houses in back gardens are opening Pandora's Box.

Granting this application planning permission would undoubtedly encourage other residents to seek permission to sell off their gardens for profitable development. Best not to go down this path at all.

Furthermore:

- These are not affordable housing but multi million pound luxury homes.
- The row of green gardens stretching down Arkwright Road and Frognal should be preserved, see Camden's own Local Conservation Policy (CC4 8.76).
- Trees have and will be destroyed.

Several have already been felled recently, without permission.

- Building 2 houses – with attendant construction access congestion and parking accommodation – would disrupt our collective effort to attract and keep local wildlife and preserve our own "green zone".

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- It invades the privacy of all the surrounding residents in this location and overlook neighbouring houses and gardens including 25a, 25c and 27 Frognal and 27 Arkwright Road.
- It would block sunlight from 25a Frognal and their view of the sky.
- The proposed houses are overbearing and dominating, right on the boundary of and a matter of a few feet from neighbouring living rooms and bedrooms.
- There would be increased noise and disturbance, as the outside living space of the proposed houses will invade the privacy of neighbours.
- Heavy construction and pile driving in an enclosed space would create unbearable noise levels and a 52 week major build on a site that has no road access (only a tiny private back lane) would cause traffic chaos.
- It would involve blocking the "lane" with heavy machinery with no turning place and the only egress into the permanently blocked Frognal – a hellish prospect for us, our neighbours and nearby UCS school.
- In the Plans there appear to be no proposed provision for parking, which will only compound parking problems in Frognal or lead to illegal parking in the "lane".
- The wooden facades of the houses are ugly and completely inappropriate to the character and quality of the Conservation Area.7. The building works will create huge nuisance, dust and noise and inconvenience for all the local community.

For these reasons – but mostly because **granting permission to build houses in back gardens is not a good precedent to set** – I implore you to please reject this planning proposal.

Yours sincerely,

A large black rectangular box redacting the signature of Don Hughston.

Don Hughston
27 Frognal