
From: Peres Da Costa, David
Sent: 24 May 2019 17:28
To: Planning
Subject: FW: Objections to proposed development of 26 Netherhall Gardens NW3:
Application No. 2019/1515/P

Can this be logged as an objection on M3 and added to HPE RM

Thanks

David Peres da Costa
Senior Planning Officer

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From: [REDACTED]
Sent: 23 May 2019 18:06
To: Peres Da Costa, David <David.PeresDaCosta@Camden.gov.uk>
Subject: Objections to proposed development of 26 Netherhall Gardens NW3: Application No. 2019/1515/P

Dear Mr Peres

I live at [REDACTED] Netherhall Gardens London NW3 [REDACTED] and have done for many years.

I submitted representations on the earlier applications relating to this property and I wish to object in the strongest possible terms to this one. It appears to relate to only part of the extension and it's not clear if the developer intends to make another application for the whole building. Piecemeal applications that do not give the full picture are a matter of concern.

The application is also confusing as the references are inconsistent with those on the plans.

My other reasons for objecting to this application are as follows:

Breadth of building

It will enlarge the width and volume of the house in a way that is out of proportion to the properties on either side.

Green space

It will extend significantly into the rear garden, leading to the loss of green open space. The garden of No 26 is already small in proportion to the size of the building so a further reduction is even more damaging and contrary to the planning guidelines for our conservation area.

There will be a loss of visual connection between the street and the rear gardens, eg between Nos 24 and 26, losing the sight of the large mature trees in the rear gardens of Netherhall Gardens and Maresfield Gardens. The very narrow gap between adjacent properties is equally damaging to the character of the conservation area.

Design of windows

The windows are out of proportion with the character of the of the main building and the houses either side. No 26 has to be considered as part of a small coherent group of Victorian houses in this part of the Conservation Area - the last remaining example in Netherhall Gardens. Comparing windows of other houses in another part of the street is not appropriate.

Choice of materials

The variety of bricks to be used on different floors does nothing to preserve the coherence of the design.

Loss of privacy

There are several different roof terraces at first and second floor level and at the rear. It will lead to significant overlooking of the house and garden at No 24A and a reduction in their privacy.

Basement

The proposal includes a new basement floor below the ground floor which extends out to the rear and therefore creates a basement area requiring lightwalls. This will be effectively a second level basement. I strongly object to double basement levels.

In particular the new basement is extremely close to the neighbouring properties so will impede the growth of vegetation and trees on the boundaries. This is a detrimental impact.

More importantly, it could jeopardise the structural stability of adjacent properties and put at risk the local water environment and drainage

Basement accommodation

It would provide poor quality outlook and access to natural light and habitable rooms.

Front garden

There will be a significant loss of green space to front of the house - a reduction of 25% soft landscaping in front of the extension. With the hard landscape comprising eg lightwells, bikes and refuse bin enclosures, less than 20% of the frontage will now be soft-landscaped.

The applications shows greenery on top of the enclosures but not deep enough for the soil and roots to sustain healthy shrub growth. It would have to be much taller to ensure that. We've seen a similar loss of plants at Otto Schiff with the same architect.

I urge you to reject this application which will have a very damaging effect on our Conservation Area.

Kind regards

