

**From:** [REDACTED]  
**Sent:** 14 July 2019 13:26  
**To:** Planning [REDACTED]  
**Cc:** NNA Committee Group [REDACTED] Parkinson, Andrew (Councillor)  
[REDACTED] Newman, Henry (Councillor)  
[REDACTED] Spinella, Gio (Councillor) [REDACTED]  
**Subject:** 14 Maresfield Gardens London NW3 5SU Application 2019/3010/P

Dear Sirs

*For the attention of Nora-Andrea Constantinescu*

We note that an application for a "Certificate of Lawfulness (Existing)" has been made for 14 Maresfield Gardens.

There is no means to post comments on the Camden Planning Site, therefore we submit by email our comments which we ask be considered when assessing the Application.

We have no objection to the reversion to Residential Use from the previous individual "Clinical and Training" use by the Anna Freud Centre.

However, the application indicates the creation of 9 new self-contained flats of extremely cramped arrangement where layouts are poorly and awkwardly laid out where some do not work eg Kitchen in flat 5 not useable.

The application asserts that there was an existing use as 9 no. self-contained flats (Class C3). There appears to be no conclusive evidence submitted with the application that 9 flats previously operated lawfully as self-contained units.

There is no off street parking for this property. The introduction of 9 new households with parking permits will result in increased parking demand in Maresfield Gardens where parking provision is already stressed. As you will be aware, Maresfield Gardens is included in a Camden initiative to introduce measures to reduce traffic in a designated "Healthy School Street". The introduction of 9 new households with car use will be counter to this policy. Maresfield Gardens is well located for public transport located within short walking distance from Swiss Cottage and Finchley Road Underground Stations and Finchley Overground Station. There are also bus services in Finchley Road and Fitzjohn's Avenue. Therefore, if the Council is mindful to grant permission for flats rather than a single residency, there should be a condition attached that no new parking permits will be associated with the property.

Regards

Stephen Williams

For and on behalf of  
Netherhall Neighbourhood Association