

**From:** Dr Bernard Cummings [REDACTED]

**Sent:** 01 August 2019 13:57

**To:** Planning [REDACTED]

**Subject:** URGENT: Enforcement Complaint: 121 Canfield Gardens, South Hampstead NW6 3DY - large rear extension. (Ref. 21499164).

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Dear Sir/Madam:

Regarding a proposed rear building extension at the **Garden Flat, 121 Canfield Gardens, South Hampstead NW6 3DY**, we object for the following reasons:

1. Neighbours' privacy at 84, 82 and 80 Priory Road are adversely affected. This development will afford an outlook over our land and property which causes a material loss of privacy. This is unacceptable.
2. Loss of the existing views from our neighbouring properties will have a negative impact on an obvious desirable feature of this space and buildings. This is unacceptable.
3. The lighting effect will cause a sky glow and other light pollution effects upon our properties. This is unacceptable.
4. This (second) house extension of a 3 bedroom apartment is clearly an over-development: it is out of scale and character for the neighbourhood; effectively it is 'garden-grabbing' on an unnecessary scale. Nor is it consistent with a neighbour's previous rear extension and should not be compared to it as different factors are material in the present case.
5. 121 Canfield Gardens is in the South Hampstead Conservation Area and, as such, the negative impact of this development on our landscape/living space is particularly important and a legal duty exists for the Council to have special regard here to preserve the desirability of the area. This proposed large rear extension will be visible from our private open spaces and in long views from the rears of our individual properties.

To quote from the Camden Borough's own document on South Hampstead Conservation Area (Character Appraisal and Management Strategy Feb 2011): ***"The long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead Conservation Area, and their preservation is of paramount importance."***

6. At no time have the owners or Camden Council Planning Officers consulted with neighbours at 84, 82 or 80 Priory Road. Nor, to the best of our knowledge, has there been adequate (if any) public notice locally of this significant building development. The first that we became aware of the proposed development was yesterday, 31st July 2019, when pounding noisy earth digging machinery was in use by building/construction teams; this action yesterday and again today is causing significant infra-structure vibrations/shaking to the properties at 84, 82 and 80 Priory Road. If allowed to continue, it will likely cause serious infra-structure damage to the relatively old land and buildings in the immediate environs.

We ask that all works cease immediately. We write to you in addition to filing an Enforcement Complaint (Ref. 21499164) today because we know that there are risks that this Enforcement Complaint will not be processed or that it will be otherwise ignored. We cannot accept that possible outcome. Today, we have spoken with the owner, Mr. Patrick McQuaid, for the first time. He expressed no remorse for not consulting his neighbours at 84, 82 or 80 Priory Road or for not ensuring that Camden Council Planning Officers consulted his neighbours and Mr. McQuaid threatened to 'push through' with this proposal. He did not accept that there might be a risk of infra-structure damage to neighbouring land and buildings caused by the works in progress and refused to pause the machine-digging or other works presently in progress at 121 Canfield Gardens. This is concerning.

The present situation, therefore, is wholly unacceptable to us.

Please acknowledge receipt and advise accordingly.

[Camden Council: Planning: Case file](#)

**Camden Council: Planning: Case file**

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Best regards,

Bernard Cummings



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