

Application No:	Consultees Name:	Received:	Comment:
2019/3948/P	Sheila Coope Jalving	24/10/2019 09:40:41	OBJ

Response:
Mrs Sheila Coope Jalving
[REDACTED]

23rd. October 2019

OBJECTION TO PLANNING APPLICATION 2019/3948/P ->
proposed basement and other changes to 47D Netherhall Gardens, NW3 5RJ (Mount Cottage)

I wish to strongly object to the proposed changes to 47 D Netherhall Gardens application, above
Please give careful consideration to the Residents comments

From 1980 to 1985 I owned and lived at 47 C Netherhall Gardens,
which is attached to 47 D by a long Party Wall (east to west, on the width of the two properties.) One divided
building.
(Both properties are not large.) (47 D does not have a rear garden.)

Constructing a large basement will seriously affect 47 C, 47 B (& possibly the block of flats, 47 Netherhall)
and the large building at 49, Netherhall Gardens, which contains several flats and is very close to 47 D there
is about a metre between the two end walls.) (No.49 has, already, a large semi- basement flat)
49 Netherhall is, also, at a higher level than 47 D.

The front garden of 47 D, Netherhall is not large.
It extends approximately NINE METRES from the front elevation of the building to the pavement boundary.

The proposed, large, basement and lightwells, would ruin the front garden at 47 D and surroundings, in a
Conservation Area. (The application mentions a 'rear lightwell', where is this?? No space?)
Loss of Green Space. Are the proposed changes to the front elevation of 47 D permitted in a Conservation
Area?

The plans etc. appear to imply the owner of 47 D may have rights to use part of the large Courtyard, which
extends to the block of flats at 47 Netherhall Gardens, which are accessed through the Courtyard, and are
located on the west side of the Courtyard, plus providing access to 47 B and 47 C.
My understanding, from my ownership of 47 C, is that the owners of 47 D and 47 C, in their Freehold Title
documents, are excluded from any vehicle access, or usage, of any part of the large Courtyard, except for
emergencies.

In addition, Netherhall Gardens is on two steep slopes. (One east to west, the second north to south)
One steep slope is from Fitzjohn's Avenue, westwards, down, past 47 D Netherhall Gardens.
A second slope from Arkwright Road, which is parallel to Netherhall Gardens, and is at a much higher level
than Netherhall Gardens.
I am very aware that there is a lot of drainage of Ground Water running underneath this area.

(When I lived in 47 C Netherhall, I was aware that a lot of water would enter my rear garden, from Arkwright
Road gardens.)

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Damaging my plants and trees. (This, also, occurs in my current rear garden at 63 Netherhall Gardens.)
(Thames Water inspected this, and suggested it was a Spring which had been diverted by basement developments)

Are you aware that there is railway tunnel under Netherhall Gardens? Trains can be heard. The Overground trains, I believe.
Also, a Springs appear to run underneath the surrounding area..

The Eldred Engineering Report that has been submitted, details major issues that have not been addressed, It states-- The plan as proposed should therefore be rejected

The plans also mention using the Disabled Bay, outside 47 D for skips.
(There are only two Disabled Bays in the entire length of Netherhall Gardens, which, I note, are in frequent usage.)

Please decline this application.
Sincerely yours, Sheila Coope Jalving
