

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1025/P		04/04/2020 23:47:01	COMMNT	

Sent : 4 th April 2020 at 22:45
To : Camden Planning
Subject : Application no : 2020/1025/P 'Boncara' 35 Templewood Avenue, NW3 7UY

Attention : Laura Hazelton

Dear Ms Hazelton,

Concerning the application for planning at the above address I had received no communication by post or otherwise and only recently have been alerted to this proposed project by a neighbour in my block, Heath Park Gardens, 18 Templewood Avenue which lies directly opposite the proposed site on Templewood Avenue. I believe it is a legal requirement to inform neighbours in the immediate vicinity of a property pending any planning application.

None of the 13 flat owners in Heath Park Gardens has received notification of planning works applied for at the aforementioned address.

With this in mind I would ask that the deadline for objections to the proposed plan be extended further than April 5 th so as to let potentially affected parties avail themselves of professional guidance re the documentation contained in the application.

My comments, without having had time for recourse to professional opinion are as follows :

- 1) The proposed increase in size of the new dwelling will be far too large for the plot of land the present construction is built on.
- 2) The proposed new height will impact adversely on the privacy of residents of Heath Park Gardens
- 3) The design of the new building would be entirely out of character with surrounding structures thus interfering with the visual harmony the area.
- 3) Too many trees would need to be felled to accommodate space for the new structure and if trees are replanted, as proposed, surely they would be too close when they grow in future to the new building causing root problems etc.
- 4) As the plot is directly opposite Hampstead Heath the new enlarged taller structure would have a negative effect on nature conservation and be out of keeping with the present ratio of greenery to solid structure.
- 5) Vehicular access from West Heath Road into and out of the property would cause potential danger to pedestrians and also the right hand turn into oncoming traffic which travels very fast down the hill on West Heath Road is a potential accident black spot.
- 6) The current circular swimming pool building is listed and needs to be protected from being overshadowed by bigger structures.

Yours sincerely
Sara Naudi