

Hazelton, Laura

From: Barry Slavin <[REDACTED]>
Sent: 13 April 2020 19:20
To: Hazelton, Laura
Cc: Brian Berman
Subject: Planning Application 2020/1025/P regarding 35 Templewood Avenue NW3 7UY

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>>> Dear Ms Hazelton,

>>> On behalf of Temple Heath Lodge Management Ltd, the freeholders of the adjoining property 33 Templewood Avenue, and of the two most affected residential tenants, Brian Berman and Barry Slavin, we wish to formally oppose the above application.

>>> The application relates to a property which occupies a prominent position fronting Hampstead Heath and includes many wonderful trees and a precious listed structure which has not been maintained.

>>> It would appear that no prior notice of this application was given to any neighbour or interested conservation groups. Our thanks go to you as the senior planning officer for agreeing an extension of time to lodge objections.

>>> If approved, the existing building will be demolished (apart from the pool) and a double basement excavated with a new building 80% larger by volume erected much closer to the boundaries of the site and including an additional floor on each wing raising the overall height by 2.2m. Virtually all the tree cover will be felled and the visual impact of the proposed monolithic structure (of no architectural merit) will dominate and blight the street scene.

>>> In order to accommodate the monolith on the small site, it is proposed to build closer to the eastern boundary fronting Templewood Avenue than existing property and actually on the western and southern boundaries. Indeed it would appear that the offset windows on the southern boundary will actually overhang our boundary. We will not consent to this.

>>> We too will have a serious reduction of daylight caused by the 2.2m higher walls and will impact on our use and enjoyment in our reception rooms notwithstanding the partial daylight report submitted.

>>> The existing building already has a large basement but it is intended to excavate further right on our boundaries. The impact on the water table is unclear but our underground garage is already susceptible to increasing inflows of water when there are violent storms. These are increasing in frequency and this development is likely to disrupt the water table and cause serious flood damage our property. Furthermore, siting the building (and its no doubt substantial foundations) right along our boundary wall, will seriously inhibit the ability of us and our neighbours on the western and southern boundaries from maintaining our respective foundations or even altering them in the future if so required.

>>> Finally, not only will the proposed ugly monolith loom over all adjacent properties but also with the removal of most of the trees it will substantially degrade the unspoilt green corridor views from and to the Heath, which in our view the conservation area listing was designed to protect.

>>> (Signed)
>>> Brian Berman

>>> (Signed)
>>> Barry Slavin.