
From: [REDACTED]
Sent: 01 June 2020 15:16
To: Planning; English, Rachel
Subject: Objections to Planning Application 2019/5141/P

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For the Attention of planning officer, Rachel English
Re: Objections to Planning Application 33 Willow Road NW3 1TN
PA 2019/5141/P

Dear Ms English

In addition to the objections sent on 18.11.19 (below), I wish to add the following further objections:

- 1- The revised application threatens the heritage status of the whole listed terrace. Whilst the very poor design of a side addendum to this listed/historic cottage remains a real concern as it undermines the whole listed terrace and gravely damages its heritage status, the raising of the side wall to cover it up, is a further retrograde step. The wall is out of place and raising it seriously questions the merit of this entire project.
- 2- Flooding and subsidence risk. Digging lower to hide the side extension will cause further cumulative damage and carries significant risk. Ground stability and flooding risk have been amply well described by Dr. Vicky Harding of Heath & Hampstead Society.

Kind regards
Farideh Bromfield
39 Willow Road NW3 1TN

Objections sent 18 November 2019
Objection to the planning application for 33 Willow Road PA2019/5141/P & 2019/5140/L

1- Over development

- a. Excessive expansion to this workers' cottage- nearly 23% increase in floor space and close to 40% loss of garden/amenity space.
- b. The construction of a misshapen, inappropriate and poorly designed kitchen/diner is a crude manifestation of the overdevelopment.
- c. The proposed plan for a third access gate is excessive.

2- Erosion of garden and amenity space

- a. Replacement of the garden with a vehicular forecourt
- b. Car parking in the front garden detracts the façade of the cottages
- c. I could not find any publicly available evidence of planning permission to use the front for car parking.

3- Aesthetic & Design proposal

- a. The proposed side extension for kitchen diner as an addendum to the terrace, uneven conical roof lights, dubious high railings/wall and hard landscaping for a car forecourt

are gravely harmful to listed Willow Cottages as a whole and as a heritage asset. The cottages' chief merit is their unity, long front gardens and visual openness.

4- Heritage statement

- a. The expert's view of the balance of harm is overwhelmingly subjective. It provides no justification and appears largely contrary to general opinion.
- b. It provides no justification why the proposed triangular extension with conical roof lights is better than the existing bookend of the unified row of 9 cottages.
- c. It makes no comment about the proposed hard landscaping.
- d. It makes no comment about the significance of viewing the terrace as a whole and its special three quarter view looking up Willow Road.

5- Erroneous assumption and inconsistencies of the BIA study

- a. Little effort appears to have been made to research the existing facts. This has led to numerous erroneous statements. For instance failure to acknowledge that there is a well at No.38.
- b. The period of investigation for encroachment of underground water is too short and not representative. Based on publicly available MetOffice data and increasing concerns about climate change/extreme weather events, the very limited scope of the trial pits does not provide a sufficiently robust evidence based conclusion. This renders the study invalid.

