



Dear Camden Planning Department,

I would like to comment on Planning Application 2020-1548/P, 35 Upper Park Road, London NW3 2UL

On your website you say that the Consultation Expiry Date is 08-06-2020, but for some reason it will not let me log on, and there is no 'add comment here' link visible.

So I would like to make these comments :

- ∞ As you can see from the attached photos, the work has already been carried out, without permission.
- ∞ My main objection is that this application will be producing an off-street parking place where it would be much better to have a front garden. I believe that it is Camden's policy that the loss of front gardens to car parking 'should be resisted and, where possible, reversed'. As you can see from the attached view before the works were carried out, the previous situation was a gated lower paved area that really was not large enough for a parked car.
- ∞ The applicant's comment that the previous area was not sufficient to allow 'any person with disability to get out of the vehicle or enter the premises' does not make sense as the steps to the house are clearly not accessible.
- ∞ The applicant has widened the entrance, removed the gate, and made the flat area significantly larger. The whole area should be paved with a SUDS paving system. It is not necessary for the reinforced concrete footings of the retaining walls to extend across the whole area. Surface water should be disposed of using a sustainable drainage system, and not via the main sewer.
- ∞ Question 10 of the application form asks 'Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?'. The answer that has been given is 'No'. This is clearly not true. Please see attached photos that show that a car has been parked there since the illegal works have been carried out.
- ∞ The retaining walls have been rebuilt in concrete blockwork, and are higher than the previous walls. The previous walls were faced in stone on one side, and painted white on the other two sides.
- ∞ The demolition of the brick pier to the right of the parking area has been left in a completely unsightly state.
- ∞ Although not really a planning issue, I notice that the existing brick retaining wall to the right of the parking area is in a distressed state. This could be hazardous for passing pedestrians. It should be repaired.

I do not believe this application should be approved.

Yours sincerely,

Jane Wernick











Sent from my iPhone



35 Upper Park Road Street view before demolition



