

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/6394/P	CRASH	14/08/2020 11:10:17	OBJ	<p>CRASH (The Combined Residents' Associations of South Hampstead) wishes to object to the Applicant's proposal to double the size of an existing 'garden room' at the property.</p> <p>First, we would make the following observations:</p> <ol style="list-style-type: none"> <li>1. There are two versions of Proposed Drawing PGA001. Which one are we supposed to comment upon.</li> <li>2. In both versions there are no drawings of the rear elevation. What is the treatment of the rear elevation? The rear elevation will - to a greater or lesser extent - be visible from the gardens and houses to the north of the Applicant's property. They need to know.</li> <li>3. Construction detail is very limited. Foundations?</li> <li>4. In the first version of PGA001 the tree (T1) in the neighbour's garden to the north is shown as within a few feet of the existing garden room - with branch area overhanging the building. In the second version of PGA001 the tree (T1) is shown some considerable distance away. Clarification is required. Surely a Tree Report is necessary.</li> </ol> <p>The Applicant's property has an existing full-width extension to the main house. The Applicant is now proposing a second full-width extension at the other end of the garden. We consider the cumulative loss of green garden space unacceptable.</p> <p>Although the Applicant stresses that the accommodation in the newly-extended garden room will be for family use only, the Applicant has no way of preventing future owners of the ground floor flat using the extended building as income-producing "airbnb" accommodation, or, even worse, yet another "beds in sheds".</p> <p>In conclusion. Camden has the laudable aim of preserving, as far as possible, the gardens that are such an attractive feature of the South Hampstead Conservation Area. Further building, will result in the loss of amenity of residents, and erosion of the leafy, open, character of the conservation area.</p>