

Hazelton, Laura

From: Sheila [REDACTED]
Sent: 21 January 2021 10:24
To: Hazelton, Laura
Subject: PLANNING APPLICATION 2019/3948/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

From: Sheila Jalving. (Mrs.) 63, Netherhall Gardens, Ground Floor Flat, NW3 5RE [REDACTED]

Comments re. Planning Application Number 2019/3948/P
Re. 47 D, Netherhall Gardens, London NW3 5RJ

Dear Ms. Hazelton,

I wish to submit an objection to the Planning Application, listed above, re. 47 D Netherhall Gardens. .2019/3948/P

I believe the Planning Application for 47 D appears to include a plan of the front garden at 47 D which is larger than the actual front garden at 47 D ??

We owned Shandon Cottage, 47 C, Netherhall Gardens, from 1980 to 1985. As you are aware, 47 C and 47 D are attached and form ONE modest size building, which is close to the larger building, containing several flats at 49, Netherhall Gardens
Also, this is a Conservation Area.

*(We were informed that the buildings had been built, originally, as the **Stables and a Coach House** for the main residential property at 47, Netherhall Gardens., before the building was converted into two attached cottages.)*

In the 1980's (when we owned 47 C) we wished to make internal changes to the kitchen, etc., (which shared a wall with 47 D), by extending the kitchen, internally.

We were advised by the Architect that the foundations were not very deep and the area was not suitable for excavation.

As a result, we built a new extension at the rear, in the garden, on the west side, containing a long, narrow kitchen, and a bedroom above it.. This required excavation of part of the rear garden.

N.B. The floor level of the (new) rear kitchen extension at the rear of 47C is approximately, ONE metre below the ground level of the surrounding garden.

Also, the building, 49, Netherhall, has a very large basement area, which, from previous observations, is deeper than the kitchen at 47C and is very close to 47 D..

(There is a steep slope from the north- from Arkwright Road, and Netherhall Gardens slopes, steeply, downwards, east to west, from Fitzjohn's Avenue

Having talked, recently, to a local Surveyor, I believe the excavation of a basement, under the house (47 D) and in its front garden, could impact badly on 47C, 47B and the large building at 49, Netherhall Gardens . Also 47 D.

The gardens at 49 and 47 slope, steeply, downhill from the rear of Arkwright Road (north to south,) and the road, Netherhall Gardens, also, slopes east to west.

We, before building the rear extension, also, became aware of a lot of water (a Spring ?) running through the entire rear garden, from north to south.

.(We had a trench etc., dug out to direct the water away from the house.)

We, frequently, heard the trains running below the property, and believe the train tunnel is close to the surface ??

Also, in the application, the alterations to the front elevation fenestration and installation of new glass canopy to front door; enlargement and re-location of 2 x rear roof lights seem inappropriate ??

Kind Regards, and many thanks. (Many apologies for some computer problems, which has hindered writing this report / objections)
Sheila Jalving