

Jaspreet Chana

Sent: 06 April 2021 16:56
To: Chana, Jaspreet
Subject: Planning Application 2020/5961/P, 27 Maresfield Gardens London NW3 5S

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Dear Ms Chana,

I have two comments on Planning Application **2020/5961/P**

1. A large terrace is envisaged for the lower ground floor flat, and a further large terrace for the upper ground floor flat. The upper ground floor area should not be used as a terrace, sitting out area or other amenity space, in order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.
2. As part of these extensive works, it is proposed to re-site the lower ground floor flat's front door to the rear of the existing side wall. It is unclear whether the applicant plans to make changes to the tiled forecourt area which runs from the house frontage to the pavement boundary. If they do, then the drawings are needed because, as the conservation area statement says "Maresfield Gardens has several examples of ...harm and of traditional boundary treatments altered inappropriately".

Dr Mayer Hillman