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From:

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Your ref: Camden 2021/2596/P

To whom it may concern,

Please find listed our concerns re. the above development.

1. There is no evidence of any consultation having been taken by the developers of 1 Hillfield Rd regarding the subsidence of South Mansions, Gondar Gardens ie. the adjoining property.
2. The proposed buildings will not conform to the style of the other new builds on the opposite side of the road. The 3 planned buildings will look, in comparison, like 3 tower blocks. This is a very massive building plan surely more suited to a largespace. The planned balconies will be a serious invasion of our privacy.
3. South Mansions has greatly advanced subsidence which is being dealt with by our insurers who have an imminent engineering solution to stabilise the building which will be ongoing. Should planning permission be granted to 1 Hillfield Rd. this couldseriously undermine the insurance companies proposed engineering works.
4. They have been monitoring the ground around South Mansions now for several years. As South Mansions and 1 Hillfield are on a very steep hill there is a danger of disturbing the water table with the planned proposal.

These matters are of major concern to the residents of South Mansions and the lack of any consultation or resolution is extremely distressing.

5. There is not enough adequate information for the south facing elevation of 0-24-PP032. As I stands the proposed building is far too close to South Mansions and would take away the natural light from flats 1,3,5. The hallways which run the length of all the flats will, in these flats, become dark and dingy especially in the winter months. All the rooms bar one will have the natural light severely reduced. As we know natural light is essential for the maintenance of health and well-being.
6. As 1 Hillfield will not be owner occupied and as Gondar Cottage, Gondar Gardens is also rented out there is no one on the far side of the proposed development to make objections. It is a commercial property development in a back garden space.
The only resident owners who will be directly affected are the ones in South Mansions.

7. The planned proposal shows no consideration for the established Mansion block next door as part of the plan is a brick wall running parallel with South Mansions to the height of the top floor windows again completely cutting out the natural light. Flat 5 also has a small balcony on that side of the building which will be completely overshadowed by the proposed buildings.
8. In terms of the local environment such a large development will have a detrimental effect on the local wildlife. It will create more traffic, more parking problems, more pollution and more noise.
9. The trees, some of which have been there for 30 years or more such as the apple tree, providing food and shelter for both native and migratory creatures such as; Blue Tits, Robins, Sparrows, Starlings, Jays, Swallows, Bats and many more. We will be losing a small precious green back garden space.

Some of the more elderly residents of South Mansions moved in over 44 years ago with their families. They choose this location for the access to natural light, panoramic views and green spaces. Now we are being presented with a high brick wall making our flats dark and claustrophobic.

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