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**From:** Dr. M.A. Zaheer Afridi [REDACTED]  
**Sent:** 26 November 2021 14:37  
**To:** Planning Planning; southhampstead.info@gmail.com  
**Subject:** Re: IMPORTANT - Planning application for 111 Canfield Gardens

**[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.

26 November 2021

Dear Alan Mason,

Re: Application No: 2021/4585/P  
111 Canfield Road NW6

Thank you for your email regarding the refusal of 111 Canfield Gardens Planning Application reference no : 2019/4089/P and now the same applicant has made another application under reference no: 2021/4585/P . I was a bit annoyed on certain peoples motive and visions that why on earth this applicant is like a cruel butcher after the Camden Planning bent on that if their first planning application was not successful to cut one's Left Lobe , will now with new Planning application but with the same objective will eat the Right one.

The CRASH can resubmit to Camden Planning on behalf of all and over 50 friends and members including myself of CRASH opposing the fresh Application ,who had also vehemently opposed the first application. Unless there is a technicality not known to me , the applicant is the same, the applicant primarily chief object and intentions are the same to create underground parking which Camden Council refused. So generally speaking the Camden Council straight away must refuse the application.

I do agree with you that everyone including friends and members of CRASH must resubmit by dropping a line to Camden Planning with evidence of opposing points as well as reiterating that Camden Planning kindly take in to account all opposing points from all individuals and organisations regarding the Planning Application 2019/4089/P and these all should be reconsidered for opposing the new application no: 2021/4585/P.

I am asking the Camden Planning Department to oppose and refuse this application.  
Kind regards.

Mohammad A. Zaheer Afridi  
[REDACTED]

Cc: email for Camden Planning Action : London Borough of Camden 2nd Floor, 5 Pancras Square. c/o Town Hall, Judd Street. London. WC1H 9JE.

On 26 Nov 2021, at 12:55, CRASH Community Residents Active in South Hampstead  
[REDACTED] wrote:

<image.png>

Dear Members and Friends

Many of you will recall the CRASH message of January 2020 (shown below) from our-then Chair, Peter, asking for action to prevent the installation of a car lift on the forecourt of 111 Canfield Gardens. Thanks in great part to the number of objections -- over fifty - from CRASH members and friends -- the application was refused. The 2020 Applicant has now submitted a new proposal (Camden Planning Application reference **2021/4585/P**) -- essentially the same, but with some slight tweaking of the landscaping. The original application proposed the conversion of a basement bedroom to an underground car park, to be accessed by the creation of a car lift located in the front garden. In the current application the car lift and the basement work remain the same, but the new application proposes the following changes:

- (a) replacing the hard surface of 2/5 of the front garden (in front of the bay window) with grass and shrubs.
- (b) replacing the Leylandii trees with a raised border and screening shrubs.
- (c) moving the bins to the right-hand boundary wall with No 113.
- (d) installing a new vehicle sliding gate on the right, new pedestrian gates in the centre, and railings on top of the existing wall at the left.

The 2020 application was refused by Camden partly on the basis of increased car parking. It is likely that point (a) has been designed to overcome that objection.

It is a great shame that CRASH is obliged, for a second time, to ask its members and friends to object to the Applicant's plans, but the vast majority of the adverse comments made in 2020 remain equally valid today. We were successful on the original application and, if we again show the strength of the area's feelings through a flood of objections/comments, we hope to succeed again.

Please submit your comments via the Camden website using the Application ref **2021/4585/P**, and please remember to choose "objection" from the drop-down menu. Comments may also be made by email.

You may find it helpful to look back at the 2020 application to see the comments made then and also see Camden's reasons for refusing the application. You will find the first application on the Camden website under ref 2019/4089/P.

Please join CRASH in objecting to this application.

Many thanks

Alan Mason

Vice-Chairman

----- Original Message -----

<image.png>

Dear Member,

Forwarded below, in case you haven't already seen it, is a planning alert from Camden which contains, in [Application 2019/4089/P](#). If allowed to proceed, this proposal would set a very disturbing precedent in the South Hampstead Conservation Area.

The application refers to [111 Canfield Gardens NW6 3DY](#), where the owner has already excavated and developed a very substantial basement which, during building works, inflicted great distress on the owner of the neighbouring adjoined property by causing extensive damp and, I believe, even breaking through the ground floor party wall. Now the same applicant wants to dig up his front garden to install a lift-operated underground parking space to house another of his cars. He already has two (if not three) parked on the what's left of an entirely concreted over front garden!

This is the first proposal of its kind in our area and CRASH feels it must be objected to most robustly. Were it to be allowed, there will be no grounds to prevent a rash of further such proposals, encouraging people to give over ever more front gardens to car parking. The next could be the house next door to you! It is imperative that we muster as many objections as possible to ensure that this application goes to a full planning committee hearing where we will have a chance to voice our objections in person.

CRASH is asking all members to object to the application. The number of objections Camden receive is very important in the process. You can do so on line by going to *Camden Planning Search* and putting in the application number *2019/4089/P* You will then be guided to a page which allows you to make your comments. Alternatively, you can write directly to:

Development & Regeneration Management London Borough of Camden Town Hall,  
Judd Street London, WC1 8ND

I am listing below a few of the objections you could raise in your own words:

1. The precedent that would be set by allowing the proposal.
2. The amenity and green space already lost to parking in an area known locally as "The Gardens Area".
3. Over-parking. We do not need more provision for cars in South Hampstead. Camden has already allowed far too many gardens to be lost to parking and has publicly committed itself to discouraging cars in this area.

4. Over-development of the property where there has already been extensive basement development and where the building works caused serious damage and flooding to the neighbouring property. .
5. The proposal is in contravention of Camden Planning's own South Hampstead Character Strategy 2011.

The Camden email alert is shown below. I hope you will feel that this is an application that must not be permitted and deserves your support. Please join us in objecting.

Kind regards  
Peter Symonds  
Chair

#### **New applications (4)**

##### **4a Lindfield Gardens London NW3 6PU**

Erection of single storey outbuilding in rear garden.

Application number: 2019/6417/P

Application type: Certificate of Lawfulness (Proposed)

[View Application](#)

##### **111 Canfield Gardens London NW6 3DY**

Excavation of the front garden area for the provision of x1 underground car parking spaces, by means of a car lift system in the driveway together with the installation of hardstanding landscape with a permeable bonded aggregate surface.

Application number: 2019/4089/P

Application type: Full Planning Permission

[View Application](#)

##### **156 West End Lane London NW6 1UF**

Details of ground investigation required by condition 26a of planning permission 2015/6455/P dated 23/06/2017 (for the Comprehensive redevelopment following demolition of all existing buildings to provide 164 self-contained residential dwellings (Class C3), 763sqm of flexible non-residential use (Class A-A3, D1, D2), 1093sqm of employment floorspace (Class B1) and 63sq.m of community meeting space (Class D1) in buildings ranging from 3 to 7 storeys.)

Application number: 2020/0200/P

Application type: Approval of Details

[View Application](#)

##### **156 West End Lane London NW6 1UF**

Details of rainwater recycling proposals and surface water drainage required by conditions 19 and 20 of planning permission 2015/6455/P dated 23/06/2017 (for the Comprehensive redevelopment following demolition of all existing buildings to provide 164 self-contained residential dwellings (Class C3),

**156 West End Lane London NW6 1UF**

763sqm of flexible non-residential use (Class A-A3, D1, D2), 1093sqm of employment floorspace (Class B1) and 63sq.m of community meeting space (Class D1) in buildings ranging from 3 to 7 storeys.)

Application number: 2020/0395/P

Application type: Approval of Details

[View Application](#)