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Application No:	Consultees Name:	Received:	Comment:	Response:
2021/4584/P	Claire Newbrook	11/12/2021 08:23:04	OBJ/NOT	<p>Dear Sirs</p> <p>We are writing to you on behalf of our client, Firecrest Management Company Limited, who wish to object to the above planning application for 2 Grange Gardens NW3 7XG.</p> <p>The reasons are below:</p> <p>Access to the site</p> <p>The road Grange Gardens currently provides access to 26 houses on Grange Gardens and 12 houses on Birchwood Drive NW3 7NB. The entrance to Grange Gardens is very narrow and the annex does not have a driveway. There is no information on how this property is to be demolished or reinstated. Whilst the driveway of 2 Grange Gardens is fairly large no information have been proposed that this will be used.</p> <p>The section of Grange Gardens from Templemead Avenue to Birchwood Drive council owned and the driveway of 2 Grange Gardens is directly opposite the driveway of 12 Birchwood Drive and any turning of any vehicles into the driveway will cause congestion for the other houses on Grange Gardens and Birchwood Drive. Attached photos showing this.</p> <p>Furthermore, the Entrance of Birchwood Drive will be used as a turning circle and my client has already had a delivery Company drive into the gate and caused circa £20,000 worth of damage.</p> <p>The entrance into Grange Gardens from Templemead Avenue is a blind bend and no consideration has been made on the access and exit onto the main roadway.</p> <p>The proposed development will cause an obstruction for access to the 12 properties at Birchwood Drive. The residents have a right of way over the accessway of Grange Gardens and the proposed development will cause access issues to residents properties for themselves, visitors, deliveries, refuse collection etc.</p> <p>There is also no information on the time frame that this proposed development.</p> <p>Plans</p> <p>There are no existing side elevations of Sectional Drawings. WE can see from the drawings 2GG_P C05-C11, that it is proposed to do a small basement extension on the proposed building. There is no Structural Engineers report on what impact this would have on the drainage or wall on Templemead Avenue. A balcony is to be installed on the South west elevation. This could possibly be overseen by 1 and 12 Birchwood Drive.</p> <p>Tree Survey</p> <p>There are several trees within the vicinity and no tree survey had been undertaken. We are sure that this proposed development will have a significant impact on mature trees, their roots etc. this would also have an environmental effect.</p> <p>Gardens</p> <p>The property's gardens are to be removed to enlarge this property, and no plans have been proposed on the new garden layout.</p> <p>Drainage</p> <p>There is no drainage survey. The current building is being used as a snooker room and the proposal is to make this into a 3 bedroom ~ 3-bathroom property. No plans or reports have been given on the increase soil or rain waste from this proposed development.</p> <p>Electricity</p> <p>There has no mention of a new electricity supply having to be laid for this property. We believe that this would be required and therefore this information should be available with the planning application as it will involve access issues to over 30 houses.</p> <p>Aesthetics</p> <p>The new building would not be in keeping with the listed Ted Levy design of the rest of Grange Gardens. Whilst aesthetics are not normally taken into consideration when considering planning applications, this is</p>

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				<p>clearly the ugliest design imaginable.</p> <p>Regards</p> <p>Claire Newbrook</p> <p>PS: please note we have sent the above via email to planning@camden.gov.uk to include the attachments.</p>	
2021/4584/P	S Chaudhry	12/12/2021 23:18:46	OBJ	<p>I write with reference to the proposed development above, to record our objections as follows:</p> <p>1) Grange Gardens is a small development of houses built on a private road, all designed and built in distinctive Ted Levy style with pitched roofs and plenty of natural light from large windows. The newly proposed 3 bedroom house is a complete deviation from this, being a conspicuous ultra modern house with a 15m brick wall facade to one side. It is not at all in keeping with the integrity of the estate and will serve to irreversibly and horribly alter the aesthetic of the street for residents and for anyone passing by.</p> <p>2) The proposed dwelling is wholly disproportionate to the the space it intends to occupy and represents a clear case of over-development of what is currently a modest footprint of a gate-house annexed to the parent property. As it stands, the existing building is discreet and in keeping with the dipping landscape, being single story and on a respectable sized footprint to the front/side of the main house. By contrast, the new dwelling is a double story family home with 3 bedrooms, a building that will encroach right up the road (which is already extremely narrow and poses issues for drivers and pedestrians on a daily basis).</p> <p>3) There will no doubt be a devastating loss of trees and greenery on and around the proposed site in the pursuance of this proposal. The estate is home to many mature protected trees and shrubs and due consideration must be given to preserving these for enjoyment by future generations: the Council will no doubt be sympathetic to the vital importance of this. The front garden also houses a pond which attracts wonderful animal life such as the grey heron, and measures must be taken to preserve this habitat.</p> <p>4) The road coming into/leaving the estate serves both Grange Gardens residents and those of Birchwood Drive. It is a well used road by all, and as it is extremely narrow, only one vehicle width can pass at a time. This causes challenges for larger delivery trucks/vans and refuse collectors on a regular basis. It can get very congested and difficult to navigate, and the greater issue is that there is no footpath for the safe passage of pedestrians (especially for young children). Given the position of the proposed new dwelling, right up to the side of this narrow winding road, there are safety concerns as visibility up and down the road will be drastically reduced (for pedestrians in particular). There is also a real concern for how such a build would be orchestrated at, effectively, the entrance to the estate - we anticipate many logistical issues regarding access to the homes during any building work at this site.</p> <p>5) Residents have historically gone to great lengths to preserve the character of their street, ensuring that renovations to their homes and gardens do not deviate from the original aesthetic. The current proposal goes against the grain of this spirit.</p> <p>We hope that the concerns above are given due consideration.</p>	

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2021/4584/P	Steven Fobel	10/12/2021 16:48:02	OBJ	<p>We are the residents at 4 Grange Gardens, two houses away, and are objecting to the proposed new residential development on the following basis:</p> <ol style="list-style-type: none"> 1. The building will be completely out of keeping with the distinctive uniform Ted Levy architecture of the existing Grange Gardens estate. It will stand out like a sore thumb at the entrance to the estate. 2. It is also very close to the boundary with Templewood Avenue and much closer to the road than any other house in the neighbourhood and would stand out in the Redfrog conservation area. 3. The proposed development is much too large in footprint and height, with the additional floor, for the very small plot of land it is on. It will also result in a reduction in open green space and tree cover. 4. It is highly likely that any new owner of the house would cut down the trees currently providing screening when seen from Templewood Avenue as these trees completely cut out the light and views of the house. They would no longer screen the house. 5. The new house has no windows to the rear so as not to overlook the existing main house at 2 Grange Gardens, which will have the appearance of a 15 metre long and 5 metre two storey high prison like brick wall to anyone leaving Grange Gardens. This will significantly impact new owners of the existing no 2 Grange Gardens. Moreover, this will completely and brutally alter the vista as you leave Grange Gardens and from existing houses looking towards Templewood Avenue. 6. There is no off-street parking provision which will result in additional cars parking on Templewood Avenue. There is also very limited access to the house for waste collection, with the likelihood of significant congestion for existing residents of Grange Gardens and Birchwood Drive.

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2021/4584/P	sandra myers	12/12/2021 00:20:32	OBJ	<p>1. No consideration whatever, has been given to the impact of increased traffic to the surrounding roads. Road safety issues and noise would be a major concern, with the arrival of construction and delivery vehicles for the proposed development, and in fact, be an ongoing issue after. There is no off street parking available for the proposed development except during permitted hours in Templewood Avenue. The 12 houses in Birchwood Drive have only one point of vehicle egress and access, which is via the narrow entrance at Grange Gardens on to Templewood Avenue. Two vehicles are unable to pass each other at this place and there have already been several incidents where large vans and/or refuse collectors have been unable to turn. One delivery van recently demolished the entry phone system, wall & gates to Birchwood Drive costing approx £20,000 to repair. There would also be increased danger for wheelchair users, animals and prams. Additionally the privacy of houses 1 & 12 Birchwood Drive would be affected.</p> <p>2. The proposed building is far too large for such a small site and would be much closer to the road than any of the other houses.</p> <p>3. The excavation to level the site would result in continuous noise from the drilling equipment. It would also have an impact on the environment as it would include felling of several trees and the loss of the wildlife pond at the side. We have not seen any structural engineers report on the above.</p> <p>4. No information has been provided as to where excess rainwater, drainage or electrical supplies would be linked up outside the existing property. A family house would require far more services than currently available in the annex.</p> <p>5. The style of the proposed house must certainly be one of the most ugly imaginable, and totally out of keeping with those in Grange Gardens, designed by Ted Levy who came to define contemporary architecture in North London over the past 50 years. The rear wall of the proposed new build shows a completely blank, windowless brick wall 15m long by 5m high which will be a real eyesore for surrounding neighbours.</p> <p>6. Finally no consideration has been given to any damage that may occur to the roadway from all the heavy plant vehicles and excavation, which is covered by pavers no longer available for replacement. We are senior citizens who have lived here many years and are immensely proud of the Hampstead area and the manner in which its environment has been cherished and maintained.</p>
2021/4584/P	Elko Ding	12/12/2021 13:20:38	COMMENT	<p>Dear Sir/ Madam,</p> <p>I [REDACTED] lived at 12 Birchwood Drive, right opposite to No 2 Grange Gardens, since 2001. During the last 20 years, I have benefited from and appreciated the peaceful, secure and friendly living environments the both adjoining estates can afford. Having examined the planning application, I see serious negative effects if the plan would go ahead.</p> <p>First of all, the existing open garden area which provides airy uplifting atmosphere to us residents and visitors alike, will be enclosed by the proposed 2-story house. This alone would cause hugely negative effects on the estates, tangibly and even psychologically.</p> <p>I am also concerned about the traffic safety by the limiting visibility around the narrowing bend.</p> <p>For these reasons, I would like to object the plan.</p> <p>Sincerely, Elko Ding</p>