


1 February 2022

Jaspreet Chana
Planning Officer
Planning Solutions Team
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London
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By POST and by EMAIL

Dear Sirs/Madams

Demolition of existing dwelling and construction of replacement dwelling with associated landscaping
At: 59 And A Half Netherhall Gardens London NW3 5RE
Application Number 2021/4884/P

I live at  Netherhall Gardens. I refer to the above planning application and register my objection. My objection is based on the following grounds:

- The property lies within the Fitzjohn's and Netherhall Conservation Area. The character of the proposed design is inconsistent with the ambience of the surrounding area. This contains mixed architectural styles of residential homes and schools - Gothic, Italianate and cottages. Some of these have been upgraded but generally are understated and predominantly sympathetic to, and respectful of, a traditional, long-built and established environment.
- The ambience of the surrounding area is complemented by the presence of mature trees and a general leafy environment. The existing dwelling is very much part of this environment - it can occasionally be seen from the road when the gate is left open. It can be seen from my garden where it runs along the border separating the properties. The modern, cube, glass and brick building is jarring in such an environment. It is not in keeping with the context or scale of other properties in the Conservation Area.
- The location of the proposed design is visible from the rear of my property. My property and the common areas of Alton House, benefit from a number of mature trees which contain abundant and varied bird life and provide something of a screening effect from the current next door dwelling. The gardens in the area are home to frogs, hedgehogs, bees, solitary pollinators and others. I am concerned that the extensive and intrusive construction works over a significant period may jeopardise these mature trees, erode the garden context of our property and threaten the biodiversity that is currently a feature of these green and leafy surroundings.

- The proposed dwelling sitting to the rear of Alton House with a design that is open, will produce much more light than the current dwelling which benefits from traditional windows. With the new construction, the amount of ambient light to the rear of Alton House will increase considerably and disturb the calm, peaceful environment that is presently enjoyed.
- I am also concerned regarding the significant disruption that a demolition and a rebuild of this magnitude will involve in the neighbourhood.

Access to the contemplated building site is along a narrow driveway. Netherhall Gardens is already a relatively busy road with many residents parking cars in designated parking areas. Over the years, the area has experienced its fair share of construction related disruption. This development is on a scale which is likely to cause great and ongoing inconvenience for a considerable period of time to residents. There will be an incredible level and frequency of noise - drilling, digging and foundations being laid. There will be air pollution from the construction and the vehicles supporting the construction and others that are backed up in traffic trying to navigate through the area. There will be trucks, diggers and excavators blocking the road. There will be construction workers for months on end at the front of the property and to the rear.

During the works, there will be a severe negative impact on the amenity of my property, Alton House generally and the neighbourhood. Construction of this nature should be as a last resort in already built residential areas where there currently exists a rare equilibrium between property and a relatively well established green natural environment.

I am prepared to make these representations in person if it will be of assistance.

Thank you for your kind consideration.

Yours faithfully

A solid black rectangular box used to redact the signature of Philip Quirk.

Philip Quirk