



To: London Borough of Camden /Development Control Team

Type of comment; objection

Planning Reference no: 2022/0679/p

Address: No 2 Templewood Ave. , NW3 7XA

Description: Conversion of two residential units into a single family home, rear extension of the lower ground floor and side extension. Dormer windows at second floor and rooflights loft level and alterations to rear facade. Erection of new outbuilding in rear garden.

Date: 11 April 2022

Planning officer in charge/ Ewan Campbell

Dear Ewan Campbell

HCAAC objects to this application particularly the proposed removal of significant numbers of trees in order to facilitate this development and extension for the following reasons;

1. **Trees;** The existing front and rear garden of this substantial property is a haven to wild life, currently with many large and small trees scattered on all sides of this property; plus bushes and other green vegetation and hard landscaping contained in small areas. The proposed removal of approximately 12 number of trees shown on demolition drawings without any arboricultural report of any kind , or any indication whether the trees are in good shape or if they have any maintenance issues; shows total disregard for the Camden local plan and the adopted Neighbourhood plan. Both these documents specifically target Green policies and the essential role trees play in the targeted biodiversity. We need these trees for the future of our children and community. We should stop any development intent in harming such green aspirations.
2. **Carfree;** Camden's car free policy must be adhered to even for such substantial property. The site is minutes from public transport and does not require to have a car port /or garage on site. The current front court status should be retained. In order to upgrade its green credentials we recommend further hedge and tree plantation and increased soft landscaping to avert erosion of the character to our garden suburban community. The proposed garage to the side elevation is too high; more than the necessary accommodation height for a garage.
3. **Outbuildings;** with such large amount of accommodation in this huge sized property there is no need for further encroachment of the garden green and open space. The rear gardens to the CA are protected as green corridors for biodiversity; in



collaboration with the local and neighbourhood plans. Further build on this garden will damage this green policy and will harm the community aspirations.

4. **Flooding;** Temple wood Avenue sits at the higher slopes of Hampstead, creating large Basements may increase flooding at lower levels. Geological reports needed and a BIA to establish water flows in the vicinity of such development and risks must be taken in to consideration. This large basement area proposed may increase flooding to other properties with a view that accumulated harm will cause flow of water to lower areas of the CA.
5. **Boundary treatment;** existing boundary avoids creation of gated communities. It should be recommended that no forecourt garden to be enclosed completely with gating to alleviate such supposition.

Please refuse this application.

Best Regards Mojgan Green- Co Chair of HCAAC