



To: London Borough of Camden /Development Control Team

Type of comment; objection

Planning Reference no: 2022/1897/P

Address: No 9 Marresfield Gdns.,NW3 5SJ

Description: Variation of condition 3 (Approved plans) of planning permission 2016/4136/P dated 11/07/2017 (as varied by 2017/5634/P dated 29/05/2018) (for Excavation of basement extension to existing semi-basement to create four new dwellings comprising 1x 2 bed and 3 x1 bed units and ground floor rear extensions with roof lantern to allow rearrangement of existing dwellings to provide 2 x 3 bed units with rear balcony/terrace and staircases), namely alterations to the front boundary wall, landscaping alterations and installation of 5x electric charging points (retrospective).

Date: 8 June 2022

Planning officer in charge/Sofie Fieldsend

Dear Sofie Fieldsend

HCAAC objects to this application for the following reasons;

1. **Previous Applications;** There has been several applications ; (2016/4136/p varied by 2017/5634/p) ,on this property and the applications have had ample time to release the conditional approvals. Previous approvals do not indicate any alterations to the existing front garden and its boundary. We note that there has been no indication of front garden parking. Now after the planning approvals the new application is including 5 electric charging points which may create a 5 car parking spacings in this front garden. This is against car free policies of Camden Borough and the adopted Neighbourhood Forum plan and policies, and will harm and damage the Conservation area and its public realm.
2. **Retrospective Application;** Hcaac requests that all retrospective applications that harm the CA to be refused to discourage avoidance of Planning guidance and policies in the Borough.
3. **Front Boundary walls;** The front boundary walls particularly those proposed for demolition must be discouraged. Any proposed replacements to enhance the CA by incorporating soft porous landscaping and enhanced greening features such as front boundary hedges and tree planting if granted .

Best Regards Mojgan Green- Co Chair of HCAAC