

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3484/P	Seema Chaudhry	17/10/2022 17:32:06	OBJ	We object to the above proposal on the following grounds:

1) The new dwelling is too high and conspicuous for its position on the street. The entrance to Grange Gardens is already tight, and the proposal to have a double story, 2 bedroom house in place of a low sitting existing snooker room (which blends sympathetically within its situation on the plot) is not appropriate.

2) Consideration has to be given to the size and character of all other houses in Grange Gardens: they are of a considerably larger footprint, and have been constructed in a uniform fashion in the 1980's (designed and built by the same team - Architect Ted Levy and developers Barratt Homes). The current proposal is, by contrast, significantly smaller and the external appearance (despite attempts to keep things consistent) will necessarily deviate from the uniformity and character of the rest of the houses on the street. This would have a detrimental impact on the value of all properties on the street and would set a concerning precedent for similar overdevelopment of people's gardens (which is what the current proposal amounts to).

3) Any reference to the historic 1982 planning permission for the site cannot be relevant to the current circumstances. What was envisaged as appropriate 40 years ago is no longer appropriate today and we believe that the new proposal should be considered independently and on its own merits, as being an overdevelopment of a front garden, with wide reaching impacts on neighbouring homes.

4) Extensive disruption and restricted access during any proposed works: Access to Grange Gardens is already difficult: the road is narrow and single track, and used by 36 households in Grange Gardens and the adjoining Birchwood Drive development. Delivery vehicles, refuse collection and general domestic access is already challenging and poses issues for residents on a daily basis, and we do not see how a large scale demolition and rebuild of a dwelling at the entry to the street can be sympathetically orchestrated.

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3484/P	P and D Levy	17/10/2022 16:28:34	OBJ	<p>We object to the planning application at 2 Grange Gardens, NW3 7XG for an additional 2-bedroom house to be built on the plot and numbered 1 Grange Gardens, thereby creating a further household on what has always been a plot for a single house and is too small to sub-divide.</p> <p>A precedent will be set if permission is granted of this application whereby other properties in Grange Gardens may wish to build a similar house on their plot.</p> <p>Grange Gardens is a narrow single lane road - the building application site is situated at the entrance to the road from Templewood Avenue and could potentially cause traffic blockages for all vehicles entering/exiting Grange Gardens and Birchwood Drive.</p> <p>Considerable disruption to both Grange Gardens and Birchwood Drive will be caused during the construction process.</p> <p>Trees: Facing the proposed house is a line of tall Evergreen trees bordering Grange Gardens, Birchwood Drive and 14 Templewood Avenue. There is a further line of tall Evergreen trees on the boundary of 2 Grange Gardens and Templewood Avenue. Should this development go ahead 1 Grange Gardens will be in the shadow of both lines of trees which are an innate feature of Grange Gardens and Templewood Avenue. We would strongly object to any removal or reduction of either line of trees now or in the future, or of the decorative boundary wall.</p> <p>Overall, the proposed scheme is incongruent with the current properties on Grange Gardens which are larger and reasonably uniform and built by the renowned architect Ted Levy.</p>
