

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3098/P	sasha josephides	18/09/2023 00:47:54	COMMNT	<p>The proposed extension does not fit in with the rest of the building and destroys the integrity of the rear elevation and reduces garden space.</p> <p>The house was sympathetically developed when converted into flats in 1980. The design aim was to preserve the elegance and feel of spaciousness and light in the whole building and in the gardens. The front hall was retained in its entirety as were the original staircase, the large windows and the front garden.</p> <p>The same considerations were given to the rear elevation and the back garden. The garden was diagonally divided between the lower ground and upper ground floor flats. The boundary between the two gardens was created through planting trees and shrubs between the two thus retaining all the green space. To provide appropriate amenity to the flats and a sense of overall symmetry a patio was laid for the lower ground floor flat and wrought iron balconies were put in for the upper ground and first floor flats.</p> <p>An extension at the lower ground floor would completely change the look of the building and the gardens. Some of the plantings in the lower ground floor flat's garden would have to be removed to accommodate the extension so the boundary would be compromised. The balconies of the upper ground floor flat would sit on the roof of the extension. The entire aesthetic would be altered without any consideration for harmony or the amenity of the other flats.</p> <p>The application states that the garden is overlooked and that an extension would protect the privacy of the lower ground floor flat. It is usual for gardens to be overlooked by upper floor flats. Looking out onto gardens rather than onto roofs is what gives upper floor flats an outlook and a view. If privacy is about making outdoor space into indoor space then we would lose many gardens and take away the views of many residents who have chosen to live where they do because they value looking out onto open space.</p> <p>The plans misrepresent the existing situation as they show the garden as one garden and do not indicate where the division of the two gardens is now or how the boundary would be maintained if the proposed extension were built. (See: floor plans, both existing and proposed; view of rear extension, both existing and proposed; block layout). The photographs are of both gardens. The montage indicating the boundary with 21 Hampstead Hill Gardens is of the upper ground floor flat's garden. The photographs show some of the plantings which form the boundary but give the impression of one garden and there is no indication anywhere in the proposal which trees and shrubs would have to be removed to build the extension and new patio area. In connection with this the outlook and light in bedroom 3 would be constrained not only by the required garden boundary treatment (to one side) but also by the excessive depth of the proposed extension (on the other side).</p> <p>There is some indication that changes would have to be made to the brackets of the balconies serving the upper ground floor flat. The external expression of this is not shown on the drawings so it is not possible to see what is planned and how existing architectural features will be preserved.</p> <p>Comparisons are made with the extension at No 17. These are very different types of developments. The No 17 extension is naturally higher to the eye because this is a hill and No 19 is downhill from No 17. The whole garden, including the side, belonged to the lower ground floor at 17 while only a portion of the garden belongs to the lower ground floor at 19. The entire garden plot at 17 is larger than the entire garden plot at 19. No 17 does not have balconies at the rear (it has inward opening windows) so the extension does not jar with the rest</p>

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of the building or create a situation of a balcony sitting on a roof.

No 17 have planning permission to further develop what is now a maisonette on the upper and lower ground floors. This might incorporate balconies. The extension and the balconies would all be part of the maisonette so they can be designed to coexist harmoniously and to be properly maintained. The proposed further extension at 17 is an 'infill' between the side and rear extensions, currently a paved area, and is to have a green roof to match the existing green roofs so will have a positive impact on drainage and the natural environment.

It is recognised in the design statement for the lower ground floor flat at 19 that the loss of 20sqM of soft landscape will impact negatively on water drainage. The proposed mitigation is to install a permeable paving system. It is arguable that this will adequately compensate for the loss of the natural drainage of a garden and it will certainly not sustain wild life.

As the freeholder of this property I object to the planning application because of the negative effects to the house and gardens outlined above. Freeholder consent was not sought so there has been no opportunity to raise these concerns with the leaseholder.

A consultation with the freeholder and other leaseholders would have explored creative ways of improving the amenity of the lower ground floor flat while taking into consideration the amenity of the other flats.

The starting date of April 2024 seems overly optimistic since there has been no application to vary the terms of the lease, in particular clause 3(xvii), which reads: "Not to make or permit any alterations or additions of any kind to the premises".

I have engaged with this planning application, given my views and pointed out areas where the proposed extension appears flawed from a planning perspective, lacks detail and misrepresents the existing situation. This is because I wanted to act in good faith and set out my concerns at the first opportunity. Although a lay person, I have tried to restrict my remarks to what I understand to be planning issues as opposed to wider implications. If the applicant wants to address any of these objections with me this should be done through the proper channels. It would be inappropriate for me to comment further here as there are too many overlaps with civil matters.

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2023/3098/P	Theo Ali	18/09/2023 01:13:27	OBJ	<p>I am the occupier of the upper ground floor flat at 19 Hampstead Hill Gardens and I am objecting to the application for an extension to the lower ground floor for the following reasons:</p> <ol style="list-style-type: none">1 If this extension is built my balconies would be sitting on or hovering above my neighbour's dining room roof. This is a material change to my amenity and ability to enjoy my home. It is also unclear from the drawings how my balconies can be preserved intact in their present form or if, indeed, it is even technically possible for them to remain where they are. A more practical concern is that I don't know how I would carry out maintenance work to my balconies if there is a roof under them or how the roof will be maintained, kept clean and free from water if there are balconies above it belonging to a different flat. Such a development would result in an eyesore and could be a health hazard if the balconies and roof cannot be maintained.2 The gardens are divided by trees and shrubs. The proposed extension would require the shrubs and trees where the extension and new patio are to be put to be removed. This would result in a very 'thin' boundary with only the plantings in my garden doing the work of maintaining a boundary. The side of the extension wall would change the conditions in that part of my garden where I currently grow my herbs and some fruit trees.3 The only outside access to the street is through my garden. Under the lease agreement Flat A is permitted to go through my garden at prescribed times and using a prescribed route. Using my garden to access a building project would seriously impact my quiet enjoyment of my garden and could damage it.
