

Dear Obote Hope,

I write as chair of the Hampstead Hill Gardens Residents' Association. We and a number of neighbours in properties around 4B Hampstead Hill Gardens are concerned about several aspects of the "Non-Material Amendments" materials that have appeared on the Camden Planning Portal. I'm writing to you directly since it doesn't appear to be possible to submit comments via the website. Our concerns:

1. We and others have already written to you regarding our concerns about the proposal to extend the front edge of the building even closer to the public footpath.
2. We recently learned that other aspects of the size and shape of the proposed building have changed in ways that seems far from "non-material". The dormers now appear from the West elevation to go nearly to the ridge. The result is a building that appears to be taller than the original plan and much too bulky and dominant, especially in the context of the surrounding Grade II listed buildings — an objection we all had to the original plan.

A number of near neighbours — and even some a bit further away — are concerned about a loss of privacy given the size and placement of the dormers.

We are also concerned that the additional bulk will mean a loss of amenity for neighbours in 4A, 4, and 6. It would seem a new study regarding loss of sunlight should be required.

Also, not all the elevations have been submitted; It appears there is no south elevation.

3. We have a number of concerns regarding the Construction Management Plan:
 - a. Item 14 related to Neighbouring Sites neglects to mention that extensive work is being carried out at 8A Hampstead Hill Gardens right now (and was in progress when this document was submitted). There is very little distance between these properties given the curve of our road, especially at the back. This also affects Item 18 regarding site traffic. Large vehicles come and go from 8A regularly and our understanding is that they will continue to do so for months.
 - b. The drawing associated with the response to Item 20 is not very clear about the impact on access to the driveway of 4A, and privacy within 4A given the proximity of a gantry. More detail should be provided.
 - c. Although one would think that our small road would be relatively quiet it is in fact very busy throughout the day, with delivery vehicles, Uber drivers, and visitors to the Royal Free Hospital all looking for somewhere to park. It's difficult to see how the vehicles described in the plan will fit on our road, especially if only one parking space is allocated for their use. We anticipate yet more congestion and a worsening of the already-bad air pollution in our area (documented by the Hampstead Neighbourhood Forum's studies). We believe that at the very least more parking bays would need to be suspended.
 - d. Item 29: we ask that the proposed noise survey include more properties whose back gardens face the proposed works. Noise from 8A has echoed around this central space all summer long, disturbing many more people than just those directly next to or across from the works. Having these two project happening at the same time would be intolerable.

Thank you for your attention to this matter.

Sincerely,
Audrey Mandela
Chair, Hampstead Hill Gardens Residents' Association