

Objection to planning application 2023/3568/P for the “Erection of single storey rear extension to first floor” at 57 Hillfield Road, London, NW6 1QD

PROPOSED WORKS:

While the application form describes the proposed works as a “single storey rear extension to first floor”, it actually proposes to add a **third storey to an existing 2-storey rear extension** at the end of the 3-storey rear outrigger of a standard mid-terraced property.

The existing 2-story rear extension is on ground floor and first floor level, extending 1.5m beyond the rear wall of the original¹ building.

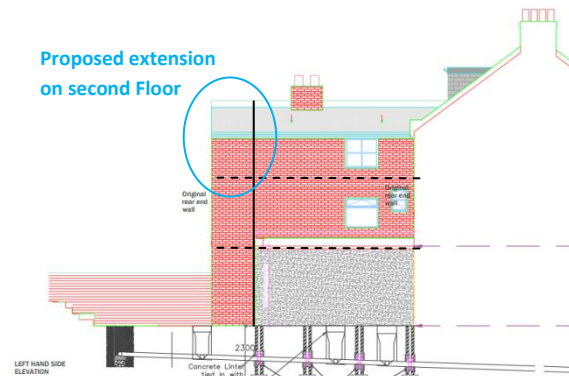


Only the side elevations allow deducing the proposed works.

Existing:



Proposed:



Furthermore, the existing and proposed plans and elevations do not match, with some plans showing various shapes of a ground floor extension (which are not consistent with each other) – which raises questions regarding the quality of the design work.

¹ To add confusion, the wall of the existing and proposed rear extension is labelled “Original rear end wall”, while in planning law “Original” means a building as it existed on 1 July 1948 where it was built before that date, and as it was built if built after that date.

OBJECTION 1: LOSS OF AMENITY AT NUMBER 55

A further increase in height of the existing multi-storey rear extension at number 57 will lead to a substantial **loss of amenity (and light in particular) affecting the ground floor flat at number 55 and its side garden**. Both are already severely impacted by the ongoing construction of more than 3m high side in-fill extension at number 57 on ground floor level. The whole space between the 2 buildings' rear outriggers will get darker and the **feeling of enclosure** from the ground floor flat's bedroom door (facing the garden) and the kitchen door and window (facing number 57) will get intensified by further obstructing the view to the sky.



OBJECTION 2: DESIGN NOT RESPECTING LOCAL CHARACTER

The design proposing a 3-storey high rear extension **fails to respect the context and character of the local building environment** and is contrary to policy D1 (Design) of the Camden Local Plan and policy 2 (Design & Character) of the Fortune Green & West Hampstead Neighbourhood Plan. In the whole terrace, there is **not a single 3-storey rear extension**, and for good reasons. Approving this type of extension would create a precedent that will lead to the erosion of the harmonic pattern of the terrace's rear outriggers, which are clearly visible from Agamemnon Road.



OBJECTION 3: OVERDEVELOPMENT

Despite the existing multi-storey rear extension, the building at number 57 is currently undergoing extensive works: a **side in-fill extension** is built (under PD), the **loft is converted** (with an **unapproved balcony**), and **basement development** works are taking place **without approval (despite Camden's article 4 directive regarding basements)**. A further extension of this building will harm the character of the building, but more so impact its neighbours and the whole terrace.

