

11 Willoughby Road  
London  
NW3 1RT

Kristina Smith  
Camden Planning Solutions Team

BY EMAIL TO:  
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29 January 2024

Dear Ms Smith,

**Re: Planning Reference 2023/4898/P, 2 And A Half Rudall Crescent London Camden NW3 1RS**

I and my family live at 11 Willoughby Road. The above property is at the rear of the neighbouring 9 Willoughby Road and adjacent to our rear garden and the original rear extension of our house. I am writing to object to this planning application. I would like to be kept informed and notified of any planning committee date.

While I sympathise with the applicant's current circumstances, I understand that a previous application (2023/0421/P) was rejected and the applicant is aware that planning decisions look at the wider and future implications of an application rather than the applicant's current situation. I learnt of this planning application through a notice attached to a post in the street which I happened to read. When one of our other neighbours at 9 Willoughby Road was considering making a planning application, he discussed it with us first. It would have been helpful if that had been the case here. Given the refusal of the previous application, I understand why that might not have happened in this instance.

I am objecting to the application for the following reasons:

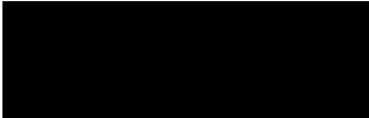
1. The proposed roof terrace directly overlooks our garden. The proposal plans make this clear by including a hedge which is specifically stated to be there to prevent overlooking. However, the hedge is not a permanent feature and there is no obligation on the current or any future owner of the property to maintain or not to remove the hedge. The roof terrace would be permanent and would overlook our garden.
2. If, on the other hand, the hedge is maintained, it, together with the new construction, create a three metre high barrier to light the entire length of the southern boundary of our garden. That would significantly diminish the amenity of the garden of 11 Willoughby Rd, placing it entirely in shadow for most of the year. For certain periods of the year, it would do the same for the garden of 13 Willoughby Road. I attach a photo showing the current angle of light entering the garden of 11 Willoughby Road which would be entirely obstructed if the plans were approved. I attach a second

photo showing the current view from the garden of 11 Willoughby Road towards the south. Again this would be entirely obstructed by the building of the description planned. Both photos were taken at approximately 12.51 pm on 24 January when the light provided by the sun was at its highest. I attach a third photograph, showing the whole garden of 11 Willoughby Road.

3. The stated reason in the application for the roof terrace is for a carer to have a separate place to relax outside the building. This suggests that the reduction in size of the existing small garden is so significant that it would not, if the plan were agreed, accommodate more than one person.
4. The roof terrace of 11 Willoughby Road, which is at the second floor level at the rear and on top of the original rear extension of the building, will be adjacent to and overlook the planned roof terrace. This would create a further awkward loss of amenity to 11 Willoughby Road. The submitted planning application has not drawn attention to this. I attach a photograph showing the relation of the existing roof terrace to the proposed roof terrace.
5. The property is in Hampstead Conservation Area and the guidelines of Hampstead Conservation Area Statement apply to it. In particular, but not exhaustively:
  - a. H11. Developments within rear gardens is likely to be unacceptable given the amenity they provide for wildlife and the contribution to the townscape.
  - b. H28. "Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings." The planned extension would go beyond the footprint of the existing terrace.
  - c. H30. "The infilling of yards and rear spaces between buildings will generally be unacceptable." The significant shrinking of garden space caused by this application would amount to a substantial infilling of the garden of the property.
  - d. H34. "The introduction of a roof terrace/garden should not result in an unreasonable amount of additional overlooking." As set out above, the roof terrace would create significant overlooking of the entire neighbouring garden.
6. The property is also within the area covered by the Hampstead Neighbourhood Plan which I understand is currently being revised. However, the current Plan contains various policies to which this application is contrary. These include:
  - a. DH1, 2d. "Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by protecting the amenity and privacy of neighbouring properties." This application does the opposite, by negatively affecting both the privacy and the amenity of at least one neighbouring property.
  - b. NE3, 4. "Applicants should show in their proposals how they plan to enhance both biodiversity and habitats." The application paves over most if not all of the existing garden and the proposed construction covers a large portion of the garden.
7. Many of the objections raised in the previous application, in respect of the roof terrace overlooking the street and neighbouring properties continue to be relevant, given that roof terrace is designed to look out in that direction, even if it is set a few metres back from the road.

In summary, 2a Rudall Crescent is a small property with a small garden and was presumably bought as such. Any attempt to shoehorn extra accommodation into an already limited space in a conservation area appears inappropriate. It also appears to mean an inappropriate loss of amenity (a reasonable garden space) for 2a Rudall Crescent itself and for the neighbouring 11 Willoughby Road and, to an extent, at certain times of the year, 13 Willoughby Road.

Yours sincerely,



Andrew Haslam-Jones

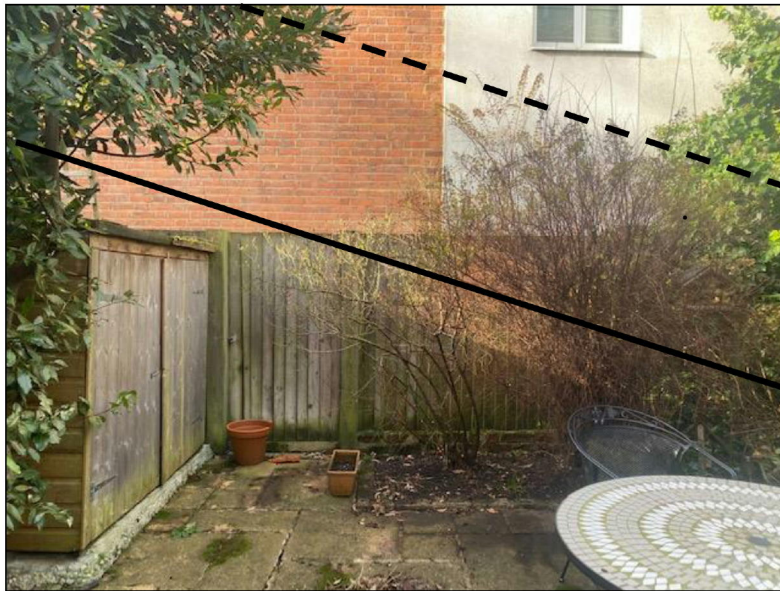


Photo 1: The application would raise the height of the obstruction of light entering the garden of 11 Willoughby Road by 3 metres. As can be seen from the angle of light currently entering the garden, this would cast the whole garden into shade. Line added for illustration.

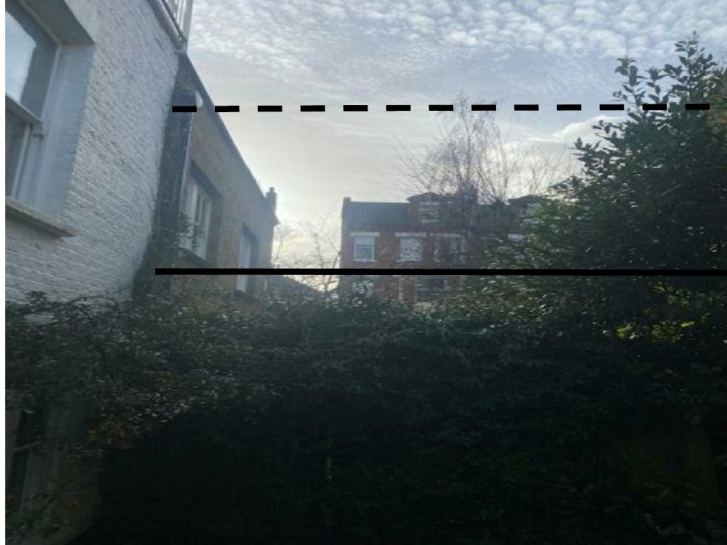


Photo 2: The current view from the garden of 11 Willoughby Road towards the south would be entirely obscured. The planned extension with its accompanying plants would create a barrier the length of the fence at a height above the level of the first floor windows in this picture. Line added for illustration.



Photo 3: The whole garden of 11 Willoughby Road showing approximate extent of proposed extension with and without its curtain of removable plants.





Photo 4: The existing roof terrace at the second floor level, on top of 11 Willoughby Road's existing extension would overlook the proposed roof terrace, creating an overlooking problem.