

Application No: 2023/5037/P
Consultee Name: Jonathan Alhum
Received: 28/02/2024 00:27:25
Comment: OBJ

Response:
Dear Blyth Smith

Printed on: 28/02/2024 09:10:13

I live at Flat 3, 23 Hampstead Lane, and have loved and enjoyed my home due to the peaceful, leafy nature of this conservation area and its beautiful garden outlooks. It is my understanding that our lease states any application for structural changes requiring planning permission must be approved by myself & the other members of Pleasantview. Thornton and Pascal were made aware of this, however this application was unfortunately filed without Pleasantview's approval.

I regretably must say this proposed lower ground floor rear extension would seriously affect the amenity & enjoyment of my flat for various reasons. I do not object to internal alterations to the house & appreciate that Thornton and Pascal want to improve their home and also the building, however I do think an extension almost as long as half the house would be a mistake. This is even more so the case considering they plan & are in the process of building a garden office that will virtually connect to the proposed extension, and in total it would extend as long as the footprint of the whole house. This would be out of line with the current look which is particularly beautiful, although there is some small variety between the designs of the buildings, they form a coherent whole and also have particularly lovely and unique long gardens, which provide welcome green views and nighttime darkness for the residents of Hampstead Lane & Fitzroy park, whose houses back on to the gardens.

The light pollution from this rear extension would be directly above my & all the residents bedroom windows. The fact that [REDACTED] the proposed protruding extension with glass roof & light well, will cause a problematic amount of light pollution. The development could potentially be approved if this extended area was used as a bedroom, however they have plans to move the bedroom from the rear of the property to the front of the property, switching it with the living room & kitchen space. While I have no issue with swapping rooms around, having their living room / kitchen in this protruding rear extension with glass roof, would cause an increased amount of light & noise pollution for my & other residents bedrooms, particularly in the evenings. There could be some compromise with dark hours or some system in place to prevent this, or they could potentially use blinds or a material that prevents this light pollution from occurring, or at least to an acceptable level, although I am not sure how this would be implemented or enforced.

This extension would also cause loss of privacy as it would give a direct view into my bedrooms 1 & bedroom 2 located at the rear of the building, where historically all bedrooms have been located. Since Thornton and Pascal intend to use this extension as a living room / kitchen, there will no doubt be a constant and continuous loss of privacy for myself. A solution to this could be the use of opaque, translucent glass, or ceiling blinds, however this would still cause a massive amount light pollution for my bedroom windows, especially considering the light well / steps.

Highgate Village is a conservation area & the garden outlook for Hampstead Lane & Fitzroy Park is one of considerable beauty. My rear windows & roof terrace currently looks out and over onto a beautiful full length garden, which will be replaced if planning as approved by this out of place construction which backs onto their garden office, removing effectively all of the garden area and replacing it with a glass and metal construction. I believe that this proposed extension would not respect and preserve the historic pattern of this conservation area, would look complete out of place due to its size & scale, and that it would harm the existing open and rural character of the garden and its amenity.

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				<p>I am also concerned, this extension would decrease the value of my property due to this lack of privacy, light pollution, noise pollution, & lack of amenity caused. This development will also take a long time to complete meaning, constant noise disruption for extended periods of time. While I would be prepared to compromise and find solutions for some of the issues outlined above, as a whole, and as the plans currently are with the adverse effects for all residents of Hampstead Lane & Fitzroy Park, I must regrettably must object to this application.</p> <p>Yours faithfully Jonathan Alhun</p>

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2023/5037/P	Nava Ardiel	28/02/2024 00:30:12	OBJ	Dear Blyth Smith, I am the longstanding resident and owner of flat 4 at the above address. I am also the former secretary of Pleasant View Property Management Ltd, the management company owned and operated by the lessees of the four flats at number 23 Hampstead Lane. This company is responsible for the maintenance of the property. It is also Pleasantview's duty to protect the integrity of the building and ensure that the conditions of the leases and covenants are adhered to for the amenity and benefit of all residents. As clearly stated in the lease and the Pleasant View lease, no structural changes should take place without prior written approval from Pleasant View. After an inquiry from Thornton and Pascal, it was made clear to them that Pleasant View's approval is required for any such changes, and detailed plans should be provided for surveyor assessment before any decision can be made by the lessees. I and the other two lessees were therefore surprised to receive information from our neighbour at number 25 Hampstead Lane, that a planning application had been submitted to Camden Council for a lower ground floor rear extension. With regard to the proposed lower ground floor rear extension, I feel there is not enough information provided to understand the implications clearly, so I would like to make the following points. When number 23 Hampstead Lane was converted into flats in the 1970s, it was designed for the amenity and mutual benefit of all residents, with care taken to ensure proper stacking of like-for-like rooms. All bedrooms were located at the rear of the property to be away from the main road of Hampstead Lane. The current plans show the living room is located at the rear of the property on page 1 which is incorrect, as the living room is and has always been located at the front, shown correctly on page 2. While I have no issue with them swapping rooms around internally, the proposed development shows this extension will serve as the kitchen and living room space with glass roof & light well. This would undoubtedly change the dynamics of the building and would affect the amenity of the flats above, as this will be below and protruding next to all of the current locations of bedrooms for other flats. This would surely cause an undesirable level of light & noise pollution to the above bedrooms. I am concerned that no information has been provided as to whether the roof light panels in the proposed extension could be opened. If they could be opened, or were changed to be opening windows at some point in the future, this could cause significant noise pollution, particularly at night. In any case, this extension, as well as the proposed glass roof & adjacent light well, would be an unacceptable source of light pollution. Meeting such conditions that prevent this light pollution from occurring could result in some compromise here if other issues caused by this rear extension were negated. We are seriously concerned about the impact of such extensive excavation on the foundations of the building. The building has minimal foundations and it doesn't appear that the architects have done any research to investigate how such deep excavations will impact the stability of the our & neighbouring buildings, especially in an area of London clay already prone to subsidence. Beyond that, we feel the extension itself is massively out of proportion to the house and to the other extensions on the Terrace which are all small by comparison. It would set a very sad precedent if this was allowed to go ahead as it would mean that any new owners could effectively destroy the landscape that makes the garden areas unique.

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				<p>The scaffolding costs would undoubtedly increase dramatically when restoring, painting or maintaining the building due to the protruding nature of the extension and glass roof, although this has a seemingly easy solution if it were agreed the increase in costs were passed on to Flat A.</p> <p>Highgate Village is a designated conservation zone, and the construction of this extension, along with the proposed materials, negatively impacts the overall essence and ambience of both the building and the surrounding locale. I have lived here for almost 50 years & have enjoyed the peace and serenity that comes with living in a protected conservation area.</p> <p>This extension will likely reduce the value of my property for the reasons listed above, and due to the scale and size of the development, especially when considering their planned garden office which they have already started to develop without building consent, and almost connects to this planned extension, turning all of their available green outdoor space into glass and metal structures. This will look out of place & no doubt make this conservation area of nature & beauty less desirable, I therefore must object to this application.</p> <p>Your time & consideration is much appreciated</p> <p>Many thanks</p> <p>Nava Arieli</p>