

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5162/P	Juliet Rosenfeld	16/03/2024 12:47:11	OBJ	<p>We are neighbours of this ongoing 'development' which is one garden away from ours and has been a source of extremely disruptive noise for months. Thank you for taking ours and other local residents' objections into account as you consider these new applications. We object strongly to the design and scale of this new building. The CGI image of the proposed new house is helpful as it shows how out of place such a building would look in Keats Grove - its negative impact can easily be imagined in this beautiful and historical street. I am reassured that the thoughtful Pre-App comments from Camden Planners say the design of this entirely new house is - "At odds" with the main dwelling house and " a contrived and incongruous proposal." However, we are also worried about the building of a very substantial entirely new basement in Keats Grove. There are other precedents in Hampstead of the negative consequences of such excavations. In addition the impact of this scale of building work opposite the library and its many visitors concerns us- Keats Grove has already been disrupted by this project for some time.</p> <p>Finally, of course the POS (Protected Open Space) must be protected, and we reforward the detailed comments already made below a</p> <p>1 Protected Open Space ("POS").</p> <p>The new extension will be partly built in the POS of Keats Grove, South End Road and Downshire Hill. This is contrary to Policy A2.</p> <p>The Camden pre app letter to the applicant of October 2023 (" the PreApp") confirms that this encroachment is "technically contrary" but then says, almost with relief,that in the light of the previous much larger development, that the new use of the POS is smaller.</p> <p>· It may be smaller but it is still an encroachment.</p> <p>The POS is a wonderful amenity that a large number of us cherish. It provides a haven for wildlife, absorbs pollution and noise and is exactly what a green borough should encourage.</p> <p>The impact here is seemingly modest but it creates a precedent which is unwanted and unwise.</p> <p>· We submit that any unnecessary use of the POS should be refused.</p>
2023/5162/P	Liz Soars	16/03/2024 18:02:24	OBJ	<p>This house, 14a Keats Grove, already has an tall extension with a large ugly window looking directly down into my garden and house, 35 Downshire Hill. It has always been a mystery to us and to many a visitor as to how and when this was ever given planning permission. These new proposals, which I have seen, are much more of an intrusion, not only to my house but also to my neighbours in Downshire Hill and South End Road. It seems to me that it would be a colossal eyesore to all around..</p>

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2023/5162/P	Peter Walker	17/03/2024 11:43:43	OBJ	<p>. The proposed development significantly reduces the protected designated open space between Keats Grove and Downshire Hill, contravening Local Area Policy A2. This is a rich area for wildlife that would be reduced and harmed by the proposal</p> <p>. The proposed multi-story rear extension is contrary to D1 design and D2 Heritage policies, and would reduce privacy in the adjacent properties</p> <p>. The proposal breaches the DH1 design and DH2 conservation areas and listed buildings policies of the Hampstead Neighbourhood plan 2018. Allowing it would open the door to similar proposals from many others and the unique character of this space would be lost</p> <p>. It was a serious planning mistake to allow the house at 14a to be built in the first place. Please do not compound the mistake. At the very least, ensure that rear windows of the house do not give views towards Downshire Hill properties, and that any allowed extension is no higher than the garden fence.</p>
