

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5162/P	Nigel Steward	04/04/2024 15:52:01	COMMNT	<p>As Chair of the Keats Grove Residents Association I object to this application , as does my wife Mary Tinegate who lives with me at the address below , &amp; many local residents living within the Conservation Area .</p> <p>The online comments so far are a small percentage of the adverse comments from local Committees &amp; local groups made known to me , but held up by the Easter holidays in several cases .</p> <p>I have studied the documentation in the Planning Portal as a part time Planning lawyer / retired Solicitor , in particular the long &amp; detailed comments from the Planning Officer involved in the pre App process and the comprehensive Report from Harwood Savin ,Town Planning Consultants of great experience .</p> <p>This objection is written after last night's meeting on site called by the applicants at very short notice &amp; over the Easter holiday period .</p> <p>I knew the previous owners well over a long period of time &amp; have visited the property on numerous occasions by day &amp; night , so fully understand the constraints of the site .</p> <p>As will be clear to Camden Council by now , this is a totally inappropriate proposed redevelopment for this site for the many reasons set out in detail in the two documents referred to above and other objections by adjoining neighbours in 3 streets within the Hampstead Conservation Area and the Hampstead Neighbourhood Forum .</p> <p>I would urge the owners to reconsider as soon as possible &amp; withdraw this Planning Application .</p> <p>I would add that the Paragraph numbered 10 in the Camden Pre App letter needs further specific thought and attention , discussions with the many neighbours in our Street including the City of London and also certain statutory consultees on a proposed CMP , if this or any further application is proposed requiring serious levels of noise , blockage of the street and pavements, use of heavy lorries ,and equipment off site and on site , such as cranes etc .for example .</p> <p>The applicants sadly appear to have ignored their neighbours and tried to ride roughshod over local Conservation Area groups &amp; relevant legislation at many different levels as set out fully in other objection letters .</p> <p>Yours faithfully ,</p> <p>Nigel Steward ( Chair of Keats Grove RA ) and Mary Tinegate his wife .</p>
2023/5162/P	Nicola Lacey	30/03/2024 10:46:13	COMMNT	<p>The proposals are completely out of scale and character with the existing building and its beautiful surroundings at the heart of the conservation area. In addition, there would be a severely negative impact on the local environment - a narrow street with many fragile ancient buildings - during the extensive works envisaged. The application should be rejected.</p>
2023/5162/P	Diana Delbridge	28/03/2024 19:59:37	COMMNT	<p>I object to this proposal because it is out of keeping with the neighbourhood, an eyesore in the centre of a green triangle. It was a mistake to build a house there in 1954 and enlarging the footprint is an unwelcome precedent for future proposals. The style is aggressive. Keats Grove has always been like a country road, an oasis to walk down, away from the noisy streets of London, with Keats House welcoming visitors on the other side of the road from no 14a. The a gives it away. It is an infill. Almost like a cuckoo in the nest. It would be a shame if the character of this small area was changed by an influx of such buildings. Already there are too many brutal gates appearing in the Keats Grove. This adds another.</p>
2023/5162/P	Neighbour	01/04/2024 15:22:20	OBJ	<p>We object to the proposal. The development is out of character with local listed buildings and their curtilage, and detracts from them. The proposed building is far too large for the footprint. It should be rejected.</p>

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2023/5162/P	Carol	28/03/2024 17:21:27	COMMNT	Camden council must not support such gross overdevelopment - the extension will be 80% the square footage of the original property, extended into designated protected open space. In addition to a full footprint basement, a fully glazed ground floor extension and a first floor extension clad in metal with windows looking into private gardens, the metal clad roof dormer will have more windows overlooking further private gardens and a glazed door for access to a flat room (aka a roof terrace) - breaching Camden's residential amenity policies - both the policy on visual privacy and outlook and policy on artificial lighting levels. The Local Plan policy A4 Basement is also breached with the proposal not complying with requirements given the sloped site and the proximity to original Listed Georgian walls. The overly glazed, metal clad overdeveloped design is so flawed that even the pre-app advice was scathing - it breaches both Camden's local plan and Hampstead's Neighbourhood Plan policies on Design. If this is approved what will stop all local properties proposing basements with vast 2 storey extensions overdeveloping the area and harming the character and quality of the area?

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2023/5162/P	Max Steinberg	28/03/2024 13:54:08	OBJ	<p>Strong Objection as a resident of Camden for 31 years due to the following reasons:</p> <p>Camden's Residential Amenity Policy is breached - both the policy on visual privacy and outlook and the policy on artificial lighting levels - including the proposed extension going up 2 floors above ground and including a roof terrace accessed by a new second floor glazed door and multiple new windows overlooking multiple private gardens on Downshire hill and South End Road (many of which are Grade II listed) including a full height clear glass window on the boundary wall positioned directly into a private garden.</p> <p>Camden Local Plan policy A4 Basement is breached- proposal does not comply with requirements including being inches away from Grade II Listed Georgian walls and being on a slope (with known flooding issues on the street and surrounding streets)</p> <p>Camden's Local Plan and Hampstead Neighbourhood Plan policies on Design are both breached - proposal does not respect or enhance the character of the area</p> <p>Camden's Local Planning Authority should refuse proposed development that reduces Designated Protected Open Space which this proposed over extended extension will do.</p> <p>Hampstead Local Plan policies DA1 and DA2 are breached- the proposal harms the appearance of building and harms the amenity of neighbours plus threatens mature trees.</p> <p>Hampstead Local Plan Policy D1 and D2 are breached- The proposal fails to take the opportunity to improve or protect the character or quality of the area.</p> <p>Hampstead Local Plan Policy BA 1 is breached- proposed basement impacts trees and biodiversity corridor</p> <p>Hampstead Local Plan NE2 and NE3 is breached- proposal inhibits biodiversity and leaves less room for growth of trees</p> <p>Hampstead Local Plan NE4 is breached - size of extension into the garden could impact the neighbouring habitat</p> <p>Hampstead Conservation Area - proposal contravenes the planning controls with regards to the overdevelopment of the residential site, the removal of garden open space and it's incongruous design.</p>

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2023/5162/P	The Heath & Hampstead Society	02/04/2024 16:28:37	OBJ	<p>Objection from: THE HEATH &amp; HAMPSTEAD SOCIETY</p> <p>This application is for approval:</p> <ul style="list-style-type: none"> <li>- to construct a basement under the existing three-storey dwelling;</li> <li>- demolish the existing single storey rear extension, excavate a considerable amount of subsoil in order to construct a basement with two new storeys over it.</li> </ul> <p>This amounts to a considerable amount of excavation and material movement both onto and off the site. The large volume of soil will need heavy machinery at the rear of the site which will be difficult to accomplish without demolishing parts of the existing three storey house.</p> <p>The retaining walls of the basement will need large amounts of concrete, reinforcement and equipment.</p> <p>All of the above are environmentally unacceptable.</p> <p>What makes the proposed basement and rear extension doubly unacceptable is that it would take place in a designated 'Private Open Space' protected from such intrusive development. It threatens the local trees and bio-diversity by changes in sub-soil water movements, introducing excessive light levels at night.</p> <p>This proposal will reduce and not enhance biodiversity in this valuable oasis of trees and gardens.</p> <p>The two storey rear extension is too large scale and too visually dominate in this 'Private Open Space'.</p> <p>Please refuse.</p>
2023/5162/P	Sophie Marple	30/03/2024 22:21:13	COMMNT	<p>Having read the planning application in full and the subsequent 'response to objections' document delivered to my house earlier this week, I strongly object to this scheme. This is a massive overdevelopment of a property - it almost doubles its size by adding a basement and 2 x 2 floor extensions. The rear 2 floor extension will be significantly higher than the current building situated at the end of the garden of no 35. In addition the application proposes multiple windows and a roof terrace, all overlooking the private gardens of 34, 35, 36 and 37 Downshire Hill (breaching Camden's residential amenity policy). The development of a basement on the boundary with grade 2 listed Georgian walls breaches the Camden Local plan policy for basement development - not to mention it's on a slope in an area that regularly floods.</p> <p>I add my objection to the many others who have objected to the extension being built on designated protected open space and the development threatens mature trees that are situated in the area. The development breaches numerous Hampstead Local Plan policies which exist to protect local biodiversity. No 14a Keats Grove is already in a compromised position, with it's 2nd floor windows overlooking the gardens on Downshire Hill, but to almost double its size would come at a huge cost to those whose houses back on to the site.</p>