

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1274/P	South End Residents Group	10/06/2024 16:58:46	COMMNT	<p>We oppose the proposal put forward by 73 South End Road NW3 2RJ. This is because it contravenes the following policies:</p> <ul style="list-style-type: none"> - Local plan D1 design policy - Local plan D2 design policy <p>The proposed building would not be in line with and respectful of the existing character of local and heritage assets, historical landscape put forward to policy D2 heritage. It does not blend in well with the neighbouring historical assets, and open spaces. The proposed height of the building would detract from their outlook. It is far too tall at 2.9m and would stick out like a sore thumb.</p> <ul style="list-style-type: none"> - Local plan A2 open space policy <p>The proposed building would be detrimental to open spaces that have been designated as protected. It is also inconsistent with the policy of conserving the heritage value of such open spaces and other aspects that contribute to the setting of existing heritage assets.</p> <ul style="list-style-type: none"> - Local plan D2 heritage <p>The proposed building would be unsympathetic to the historical landscape of the neighbouring heritage assets, the neighbourhood and the area. Given that the proposed building is within the curtilage of a grade II listed building, the proposed building is contradictory with its existing historical context and would result in a lack of harmony to its surrounding listed neighbouring properties.</p> <ul style="list-style-type: none"> - Hampstead Neighbourhood Plan DA1/2 appearance and amenity policy - Hampstead Neighbourhood Plan D1/D2 improve and protect character and quality policy - Hampstead Neighbourhood Plan BA 1 biodiversity policy - Hampstead Neighbourhood Plan NE2/3 biodiversity and trees policy - Hampstead Neighbourhood Plan NE4 effect on habitat policy <p>The proposed development involves the dismantling of existing walls. These are listed and cannot be touched. It does not respond to the existing heights, scales, storey heights and materials of surrounding neighbouring properties. It is far too large and out of context.</p> <p>The proposed building would involve the cutting down of 8 trees to make way for the development. It threatens the biodiversity and nature corridors of the historic conservation area. It disrupts the local habitat and adjacent protected green space.</p>