

From:

**THE HEATH & HAMPSTEAD SOCIETY**

We understand that the final date for submission of objections to this application has been extended to 12 July.

2 ½ Rudall crescent was created by separating the rear extension of 11 Willoughby Road from the larger front terrace house (No 11). This division very unfortunately left no. 11 Willoughby Road without a garden.

We strongly object to this proposal which is an extension to an extension and unacceptably reduces in size what is at the moment a small garden.

The adjoining garden of no. 11 Willoughby Road will suffer light loss from a new building along all of its west boundary.

The gardens of Hampstead are an important part of its character as made clear in both the Conservation Area Statement and the Hampstead Neighbourhood Plan. This application would detract from the quality of the Conservation Area and we **request its refusal.**

To the kind Attention of Ms Kristina Smith

Dear Madam,

I have just been made aware of the proposed extension and strongly object to it on various grounds.

In particular the proposed extension, with or without roof garden, is going to adversely impact on the overall landscape of the area and to the subsoil, rain and underground water flows.

The latter needs special attention since it may have very important effects on the stability of the neighbouring buildings which at this stage are unpredictable but in the course of time may become potentially devastating.

Grateful for your kind consideration, I remain  
Yours sincerely

Maria Luisa Dolcini  
9 Willoughby Rd  
second floor flat

Dear Kristina,

In addition to the objection sent earlier this week, I would underline my objection to:

1. the possibility of the roof of the new extension being used as a roof terrace and therefore creating overlooking; and
2. the possibility of the height of the extension or anything placed on top of it being such that it would reduce light to the garden of no. 11 Willoughby Rd. The revised plans elevations make no provision for the extra height required for the roof of the extension to be a green roof. Were planning permission to be granted, it is likely therefore that the developer would exceed any height that has been agreed upon. Camden would then be placed in the difficult position of having to enforce against the applicant. I understand that this would be difficult and time-consuming and may result in the developer being allowed to construct the extension to a height greater than what appears on the plans, significantly limiting light to the rear garden of no. 11 Willoughby Rd.

Best regards,

Andrew Haslam-Jones