

From: Ewan Campbell
Sent: Fri Dec 06 14:35:42 2024
To: Planning
Subject: FW: Objections to planning applications 2024/4338/P and 2024/4871/L
Importance: Normal
Attachments: image001.jpg

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[Redacted]

Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

[Redacted]

From: Jaja Hargreaves [Redacted]
Sent: 06 December 2024 14:34
To: Ewan Campbell <Ewan.Campbell@camden.gov.uk>

[Redacted]

[Redacted]

Subject: Objections to planning applications 2024/4338/P and 2024/4871/L

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Dear Mr Campbell,

As neighbouring property owners directly impacted by the proposed development, we wish to register our strong opposition to this application.

We broadly align with and support the detailed objections presented by Mr. Weathered on behalf of the owners of 50 Downshire Hill. His submission addresses numerous critical issues, including violations of planning policies, failure to safeguard the conservation area, detrimental effects on nearby heritage assets, overdevelopment, reduced residential amenity, and light pollution, among other concerns. We do not see the need to reiterate those points here.

However, we would like to emphasize additional issues specific to our situation:

1. **Light Pollution and Environmental Impact:** Our property overlooks the site of the proposed development, and the resulting light pollution will have a direct and adverse impact on our living conditions. Moreover, this increase in artificial light will harm local wildlife, disrupting the ecological balance of the area.
2. **Privacy Concerns Due to Higher-Level Windows:** The introduction of new upper-level windows will result in intrusive overlooking of our flat and other residences located on the western side of Hampstead Hill Mansions. This significant loss of privacy is unacceptable.
3. **Harmful Visual Impact on the Conservation Area:** The increased mass and height of the proposed building will negatively impact the character and appearance of the conservation area. It will also detract from the setting of the listed former Police Station as viewed from our property and

other affected sites.

4. **Misguided Justification for Annex Expansion:** The argument that the annex's enlargement is necessary to address housing need is unconvincing. The applicant has committed—under a proposed planning condition—to ensuring the annex remains ancillary to the Stables building and cannot be separately occupied. Therefore, expanding the annex will not contribute to the housing stock and serves no broader purpose beyond overdevelopment.

For these reasons, we strongly urge the Council to reject this planning application.

With kind regards,

Jacqueline Hargreaves

Jacqueline Hargreaves
1 Hampstead Hill Mansions
Downshire Hill, NW3 1NY

