

## Comments on Planning Application 2024/5138/P

### 14A Keats Grove NW3 2RS

The above application is a revised version of 2023/5352/P which received a large number of objections. Only some of the issues in the objections have been addressed.

**I write now to object to this application on the grounds below.**

#### **1 Protected Open Space (“POS”)**

It is good to see that unlike before, the applicant now acknowledges the importance of protecting the POS of Keats Grove, South End Road and Downshire Hill. However, as before, the extension will be built into the existing POS. This remains contrary to Policy A2.

As stated before the POS is a green lung in a polluted London and a haven for wildlife, absorbing pollution and noise and exactly what is needed to preserve the important parts of the environment.

As with the earlier Pre-app and earlier application, light is made of this and the impression is given that the encroachment is less. As can be seen from the plans, this appears to be misleading.

Their drawing PL-01-10 is misleading as it shows only the rejected pre-app line and the previous application of March 23. **It does not show the line of the garden** at present which is now well inside the building. Compare this to their drawing 2307 SV 03.

PL-01.10 glosses over the new addition hard standing in front partly to allow building an outside access point to the basement. Overall the encroachment of the POS is now BEYOND the rejected Pre-app. See plans below for the scale of change.

The Application claims that: *“The assessment of the impact on the significance of the conservation area of these limited changes in view from private land needs to be made in relation to the locality, rather than the conservation area as a whole, but even on this measure the effects on the conservation area in views from private land will be very slight and there will be no harm to it.”*

This is misleading and incorrect. The impact of losing conservation area is not merely the “views from private land” (as against views from public land?) but simply, we lose green space to development. That they are claimed as “slight” is irrelevant as any loss is a loss. It creates a precedent that a 10% increase is fine.

With this logic all green areas including these POS would be nibbled away eventually. And remember in this case, we are not creating a new home but enlarging an already big one.

Adding a shallow green roof with flowers is not compensation.

**On these grounds alone, the application should be sent back for amendment to respect the POS. Doing so only marginally impacts this very large development and its 100% increase in floor area. The balance of harm vs benefit is clear to the POS advantage.**

**Specifically:**

- Hampstead Local Plan policies DA1 and DA2 are breached- the proposal harms the appearance of buildings and harms the amenity of neighbours plus threatens trees.
- Hampstead Local Plan NE2 and NE3 is breached- proposal inhibits biodiversity and leaves substantially less room for growth of trees
- Hampstead Local Plan Policy BA 1 is breached- proposed basement impacts trees and biodiversity corridor.
- Local Plan NE2 and NE3 is breached- proposal inhibits biodiversity and leaves less room for growth of trees
- Hampstead Local Plan NE4 is breached - size of extension into the garden could impact the neighbouring habitat.

**2 Construction Management Plan.**

2.1. The reference to small vehicles is unrealistic as is the suggestion that the road may be occasionally closed. The size of the basement excavation alone makes it necessary to have large vehicles in a very narrow part of the street.

As we have said before this is a busy street despite its size in terms of pedestrian traffic and public library visitors.

2.2 The plan refers to normal working hours which are against Camden's clear policy. They include working from "7.30am to 5.30pm Monday to Saturday with occasional Sunday operations as required". This is against Camden's own regulations (in common with most London Councils) of allowing work 8am to 6pm Monday to Friday, 8am to 1pm Saturday with no Sunday work permitted, even if "required"!

**3 Other points**

3.1 The Application fails to identify properly adjacent listed property. It fails to set out how they will protect, for example, the Georgian Grade II listed wall at 35 Downshire Hill on the boundary. Instead the extension built right up to the boundary wall.

3.2 The Application's Design Statement refers to a garden building in the rear of 36 Downshire Hill. There is no such building.

3.3 The side extension builds out at higher levels and is intrusive to the neighbours and excessive; windows will overlook the neighbours.

3.4 Some plans are vague and it could be argued intentionally misleading in not showing dimensions etc.

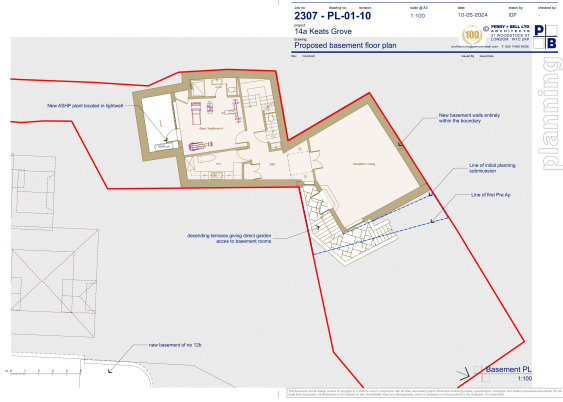
3.5 The Application appears to be LARGER than the previous one which was withdrawn by building out as before but with the additional side extensions and full width basement.

3.6 The Application claims that the existing house is too small for a growing family. It is ~1,700 SqFt which is actually quite large for a family. It was also what the family bought. The new development would be ~ 3,200 SqFt which is very large for this area

#### **4 Conclusion:**

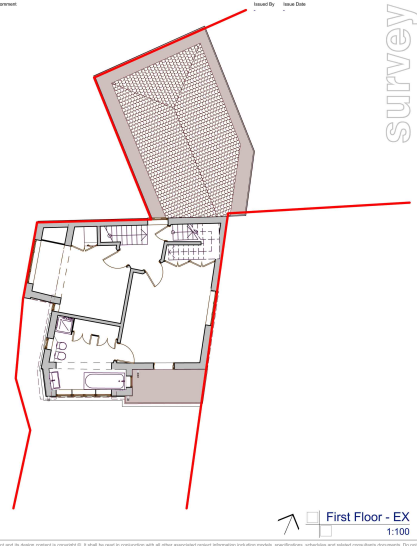
- The Application has addressed issues to improve the appearance of the building to an extent. It has crucially reduced the offensive extension in height and improved its appearance.
- On the other hand it acknowledges the POS yet in effect treats its importance to the area almost with contempt.
- The development overall is excessive for this difficult land locked site. It will build out to every wall and excavate the basement to the whole, increased, floor plate. This is inappropriate in a conservation area where building should have space and respect neighbours.
- The draft construction plan ignores local rules and sensitivities.
- It should be sent back for these issues to be properly addressed allowing a reasonable development in harmony with the Conservation Area.

survey



planning

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