

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/5482/P	Pamela Holmes	146 Mill Lane West Hampstead Nw6 1TF	19/04/2025 18:08:32	OBJ	<p>I am resident at 146 Mill Lane. The proposed development at 35 -39 Flat E, Holmdale Road, NW6 1BJ (2024/5482/P) (the "Proposed Development") directly borders this property such that the Proposed Development would be built on the boundary wall. As well as fully adopting all the objections raised by Mr Ravi Shah also of Mill Lane, I respectfully submit the following material objections to the Proposed Development in the strongest possible terms:</p> <p>1. The Design, Impact and Character of the Proposed Development: The Proposed Development comprises an extensive and modern two-story extension of an existing one-story dwelling on a historic and architecturally important street to the West Hampstead area. The modern design of the building (including the use of dark red render) would be completely out of character with the terraced houses on Holmdale Road and the block of flats at 33-39 Holmdale Road. This would result in a significant loss of character to the area. I adopt also the comments of Mr Shah on why the Proposed Development is contrary to the "Fortune Green and West Hampstead Neighbourhood Plan", adopted by Camden Council in September 2015 (and in place for all future development of the area until 2031).</p> <p>2. The size and height of the Proposed Development: The Proposed Development is significant in scale both in size and height. The existing gross internal floorspace of the property is 25 square metres. The Proposed Development would add approximately 40 square metres of internal floorspace, resulting in a property that is almost three times the current size. Further, a full second story would be added such that the building would be level with the second story of the block of flats at 33-39 Holmdale Road. The scale of the building and its modern design would be completely incongruous to the character of the properties on Holmdale Road.</p> <p>Further, the scale of the Proposed Development would clearly have a very significant and detrimental impact on the outlook from 146 Mill Lane and the neighbouring homes. The proposed side/north elevation ("N205 E03") shows how the Proposed Development would appear from every window at the southside of 146 Mill Lane given that structure falls directly at the end of the property. This impact would be exacerbated by the double-height aspect of the Proposed Development.</p> <p>3. Overshadowing and Loss of Light: I have serious concerns regarding the overshadowing and loss of light to the properties on Mill Lane that would be caused by the Proposed Development. Notably, there would be a very significant impact on 146 Mill Lane.</p> <p>At present, due to the multi-story structures of 33-39 Holmdale Road and 41 Holmdale Road a limited amount of light that falls between these structures enters the property (the result is that a triangular area of light hits both the house and the back of the property). If the double-story aspect of the Proposed Development were permitted, this access to light would be completely removed.</p> <p>Further, there would be significant overshadowing from the double-story property into the back of our property and house. The Proposed Development sits directly in front of our property (such that it is a 0%-degree angle in front). The addition of the double-story structure would result in significant overshadowing to the house and back of the property and remove access to light.</p>

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2024/5482/P	Vasanti	6 Templars Crescent	19/04/2025 15:22:09	OBJ	<p>As a parent whose son and daughter-in-law reside on Mill Lane (and will be directly impacted by the proposed development), I am extremely concerned about the potential impact this proposed development will have on their wellbeing and daily life.</p> <p>The peaceful and open space of their garden is one of the main reasons my son chose to live there, and the introduction of a large extension threatens to disrupt this entirely. Not least, the one-storey extension will block out light to their garden in a meaningful way and the anticipated increase in noise, dust, and construction traffic will also make it difficult for my daughter-in-law to work, especially as she works from home for a large portion of the week.</p> <p>Furthermore, the stress and anxiety caused by prolonged building works can have a significant effect on the community that are affected both on Mill Lane and Holmdale Road. I urge the council to carefully consider the negative consequences this development will have on the all these residents, who depend on a stable and quiet home environment to thrive.</p>
2024/5482/P	Peter Holmes	Flat 6 Becket House 10 Constable Avenue London E16 1TZ	21/04/2025 14:12:22	OBJ	<p>I OBJECT unequivocally to the proposed development at 35-39 Flat E, Holmdale Road, London NW6 1BJ (reference 2024/5482/P).</p> <p>The scale, height and monolithic nature of the proposed development would have a seriously oppressive effect on the well-being of present and future residents of the adjacent properties, particularly those at Mill Lane (which include family members of mine). The natural daylight enjoyed by these properties has already been encroached upon by modern developments. Should this development be allowed to proceed the residents' right to light will be entirely impaired for much of the day.</p> <p>Having lived and worked in London for 20 years, I have always regarded West Hampstead as one of the city's most appealing areas in which to live. Its houses are architecturally attractive, and contribute materially to West Hampstead's vibrant community atmosphere and overall sense of place. The area around Holmdale Road and Mill Lane are an integral part of this. Unfortunately, there have been some unsympathetic developments in the locality. However, this is no justification for permitting more, quite the opposite. This proposed development does not enhance or is even neutral to the character of its environs.</p> <p>In summary, this proposed development would have significant negative impact on its environment, including the neighbouring residents and the wider locality. There are neither mitigating factors nor any compensating development gains.</p> <p>I do urge therefore that permission for the proposed development is refused.</p>

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2024/5482/P	Mukesh	6 Templars Crescent	19/04/2025 15:23:40	OBJ	<p>Although I do not live on Holmdale Road or Mill Lane myself, my son and daughter-in-law are directly impacted residents and have built their lives around the unique character and community spirit of the area.</p> <p>The proposed extension not only threatens to alter the historic and cohesive appearance of Holmdale Road, but will create havoc for months on end only to achieve an outcome that prioritises the interests of a single homeowner over the collective needs of families who want to maintain the area's heritage. I respectfully ask the council to protect the interests of all families who call Holmdale Road home.</p>
2024/5482/P	Radha	Flat 5, 60 West End Lane	19/04/2025 15:26:57	OBJ	<p>As a resident in the area, I wish to express my strong objection to the proposed extension.</p> <p>The distinctive architectural style and historic charm of Holmdale Road is a source of pride for the entire community, and any modern addition would undermine the visual harmony and sense of place that make this area so special.</p> <p>Approving this application could set a worrying precedent, encouraging further inappropriate developments that would gradually erode the unique character of the neighbourhood and our entire area. It is important to recognise that the value of Holmdale Road lies not just in individual properties, but in the collective appearance and atmosphere of the whole street and all neighbouring streets too.</p> <p>I urge the council to consider the long-term impact on the community as a whole, rather than the short-term benefit to a single homeowner.</p>
2024/5482/P	Josh Brathwaite	Flat 5, 60 West End Lane	19/04/2025 15:31:41	OBJ	<p>While I may not be immediately affected by the day-to-day disruptions caused by this project, I am deeply concerned about the broader implications for our community and the future of Holmdale Road.</p> <p>The introduction of a modern extension are fundamentally at odds with the conservation values that have long defined our streets. These changes risk undermining the integrity of our historic streetscape, which is cherished by residents and visitors alike.</p> <p>If such developments are permitted, it could open the door to further alterations that would gradually strip away the unique character and heritage of the area. I believe it is essential to protect the architectural and environmental integrity of Holmdale Road, not just for those of us who live here now, but for future generations who deserve to enjoy the same sense of place and community.</p>

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2024/5482/P	C Feldman	144 Mill Lane NW6 1TF	17/04/2025 17:00:33	OBJ	The proposed extension removes the garden which will decrease the run-off in an area where Camden has stated there is risk of flooding from surface waters. Removal of run-off space will be detrimental to the area. Further the plan for a tiny triangular dwelling is flawed as there is evidence in the area that no-one will want to live in such a space. There is already a similar dwelling at 33a Holmdale Rd (which appears to bigger than the proposed build) which is unoccupied and has been unoccupied for at least 2 years as no-one wants to rent or buy the house due to the size and shape of the building. It is detrimental to Holmdale Rd to have unoccupied dwellings. Lastly, we are concerned by the design of the frontage which does not appear in keeping with the other dwellings in the area.

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2024/5482/P	Ravi Shah	146 Mill Lane West Hampstead NW6 1TF	19/04/2025 17:04:31	OBJ	<p>I am resident at 146 Mill Lane, NW6 1TF. I strongly object to the proposed development for all the reasons listed below. I also fully adopt all the objections raised by Pamela Holmes also of Mill Lane.</p> <p>The proposed application does not comply with the Fortune Green and West Hampstead Neighbourhood Plan, adopted by Camden Council in September 2015 (and in place for all future development of the area until 2031) (the "Neighbourhood Plan"). In particular, the application does not comply with the following policies.</p> <p>- Policy 2: Design and Character. This policy states that "All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead." I am deeply concerned about the significant architectural disruption that this development would cause to the immediate and surrounding properties. The proposed modern extension is entirely out of keeping with the established character of the area, and its scale and design would create a jarring visual contrast with the neighbouring Victorian and Edwardian homes. Indeed, page 17 of the Neighbourhood Plan document gives numerous pictures of the architecture of the area that we are trying to maintain (including example pictures of West Hampstead's treasured streets of Victorian / Edwardian houses), and the proposed development is entirely out of keeping with these pictures.</p> <p>- Policy 2: Design and Character. In addition, this policy highlights that "Extensions - and infill development" should be "in character and proportion with its context and setting, including the relationship to any adjoining properties." The scale of the proposed development is substantial, both in terms of its footprint and its height. The current property has a gross internal floorspace of just 25 square metres, but the proposed extension would add around 40 square metres, nearly tripling the overall size of the dwelling. In addition, the plans include the addition of a full second storey, bringing the building up to the same height as the adjacent block of flats at 33-39 Holmdale Road. Such a significant increase in both size and height, combined with the modern architectural style of the extension, would be entirely out of keeping with the established character of Holmdale Road and would sit uncomfortably alongside the traditional properties that define the street.</p> <p>- Policy 2: Design and Character. We reiterate that this policy highlights that "Extensions - and infill development" should be "in character and proportion with its context and setting, including the relationship to any adjoining properties." The scale of the proposed development gives no consideration to the impact to any adjoining property, especially 146 Mill Lane. The proposed development will completely change the landscape at the back of our property, which is Edwardian in nature and introduce a new, modern and significant addition to the existing development which is totally out of keeping with our property and those around us. Indeed, page 21 of the Neighbourhood Plan details the impact on views that new developments are causing in the area (including a picture of our property on Mill Lane) and the proposed development directly goes against the principle of this part of the plan.</p> <p>- Policy 2: Design and Character. Limb A11 also maintains that any proposed development should not impact the sense of openness and space which has been cultivated in the area.</p>

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					- The proximity of construction works will lead to a marked loss of privacy for residents, especially during the building phase when tradespeople will have direct lines of sight into our living spaces.

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2024/5482/P	Gillian Holmes	Flat 6 Becket House 10 Constable Avenue London E16 1TZ	21/04/2025 17:38:15	OBJ	<p>I refer to planning application, Ref 2024/5482/P/, in relation to property at 33-39 Flat E, Holmdale Road, NW6 1BJ, and now submit my OBJECTION to this proposed development.</p> <p>I object on the grounds following:</p> <ol style="list-style-type: none"> <li> <b>Protection of Heritage and the Environment</b>  An objective shared by the Camden Local Plan 2017 (CLP); the Fortune Green and West Hampstead Neighbourhood Plan (FGWHNP) 2015 and the New Draft Camden Local Plan (NDCLP) 2024, currently under consultation, is the need to protect and enhance the local character and environment of Camden. The proposed two-storey, modern extension with dark red render, is inconsistent with the historic Victorian/Edwardian architecture of the surrounding homes. Some unsympathetic development is already in existence, and the development of this proposal would result in further destruction of the architectural integrity of the West Hampstead area. </li> <li> <b>Scale and Design</b>  The Camden Local Plan 2017, promotes changes to existing structures that are proportionate, use materials that are common to the area and which blend with the building and its surroundings. In this instance, the resulting increased size of the property from 25 square metres to 65 square metres is excessive. It would take a building which is currently barely perceptible to the homes which back onto it on Mill Lane, to a domineering structure reaching the second storey of the block of flats at 33 -39 Holmdale Road. The building would be visually jarring, out of proportion and become an overbearing presence, especially for adjacent homes on Mill Lane. Furthermore, its modern design would be completely at odds with the character of Holmdale Road, not least the block of flats to which it adjoins. The Fortune Green and West Hampstead Neighbourhood Plan 2015 seeks to prevent precisely this type of piecemeal development in a style which is out of character with the majority of Holmdale Road and indeed West Hampstead. </li> <li> <b>Materials and Access</b>  The use of red render is also questionable as it does not fit with the general aesthetic of surrounding properties. It also raises the question of access. The development would appear to either make use of the boundary wall or be position immediately adjacent to this wall separating it from 146 Mill Lane. It is to be imagined that access will be required at 146 and possibly 148 Mill Lane. </li> <li> <b>Overshadowing, Loss of Light and Privacy</b>  Due to its location and size, the proposed development would result in significant overshadowing and loss of light for homes on Mill Lane. The entire rear side of 146 Mill Lane would be directly in line with the structure resulting in the almost total enclosure of the garden. The structure would block the only natural light corridor to the gardens and homes at 146 and 148 Mill Lane, a strip of light which enters between the buildings at 33-39 Holmdale Road and 41 Holmdale Road. These effects would not be limited only to numbers 146 and 148 but be felt by all the properties on Mill Lane which border with the development. Homes would be overshadowed, darker and enclosed. In addition. the design calls for new windows which would face onto properties on Holmdale Road resulting in significant loss of privacy. </li> </ol>

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					<p>The Camden Local Plan 2017 states that extensions and alterations should consider the impact on neighbours and the streetscape. The Draft New Camden Local Plan 2024 also makes provision that loss of daylight and privacy to neighbours must be avoided. Given the negative impact on existing residents this development should not be permitted.</p> <p>5. Environmental Impact and Trees</p> <p>The proposal makes no mention of existing trees on or near the site. There are in fact some large trees that border the site at 148 Mill Lane. These trees play a role in biodiversity and local air quality and may be damaged or removed during construction. The Protection of Trees is a key policy in the Fortune Green and West Hampstead Neighbourhood Plan 2015.</p> <p>6. Errors and Omissions in the Application</p> <ul style="list-style-type: none"><li>- Site plans are inaccurate. Plan N205 E01 fails to number homes at 146 and 148 Mill Lane. This might fail to recognise the impact the development would have upon these properties, especially Number 146.</li><li>- Plan N205 E01 details a measurement of 16.520 metres between the proposed development and 146 Mill Lane. It is not clear how this measurement has been calculated and would appear not to take account of the garden room and terrace to the rear of 146 Mill Lane.</li><li>- Omission of trees.</li></ul> <p>In summary, the proposed development would be out of keeping with the character of the surrounding area and would detract from the historical heritage of West Hampstead. It would have a severely negative impact on the quality of life of neighbours and local residents, and I would urge that this application be REFUSED planning permission.</p>

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