

[REDACTED]

From: leyla osman [REDACTED]
Sent: 25 May 2025 23:23
To: Planning
Cc: Des O'Hare
Subject: Objection to planning application 2025/1813/P - 48 Hillfield Road

[REDACTED]

To Camden Planning Office

We live at 52 Hillfield Road (Ground Floor Maisonette) which has a large terrace and significant proportion of the whole garden. We have lived here for 20 years. We are very concerned and upset by the proposed planning application submitted to build a large two-story, two bedroom dwelling at the rear of 48 Hillfield Road. We believe this will have significant impact on our lives, property value and privacy, particularly as the proposed new build has direct line of sight in to our bedroom, looks out over our garden and terrace and as one of us works from home.

We are aware that the applicant previously submitted a planning application - reference 2024/3743/P - 48 Hillfield Road last September, which we were also against, but missed the deadline for objection. This new application for the site at the rear of 48 Hillfield now proposes to build a larger building, against which we are submitting strong objection, detailed below. We note that the sign on the lamppost outside the property states that comments can be submitted by 26/05/2025, however, the website states 21/05/25.

Building Size

1. The proposed dwelling is 15.8 meters in length on the side nearest us and the whole property is 25m in length including the gardens. This is completely disproportionate to the site size. It is also at odds with other applications for properties built similarly on garden sites on Mill Lane in closest proximity to our property, which are smaller acceptable dwellings. These include: Punjab House at the rear of 62 Hillfield Road - dwelling length of 10.125m and height of 5.1m (2021/1199/P); the properties at the rear of 34, 40, 42 & 44 Hillfield Road - dwelling lengths 9.150m and height (2010/2723/P).

We strongly object to the size as it will significantly impact on our right to enjoy privacy in both our bedroom and our terrace and garden.

Height of the Proposed development

The annotated plans submitted do not clearly show or state the height of the proposed dwelling. However, from the drawing of the front elevation on Mill Lane including properties at the rear of 40, 42, 44 and 48 it can clearly be seen that the proposed dwelling at 48 is taller than the others

We strongly object to any building being higher than Punjab House (rear of number 62) and the rear of 44 Hillfield Road. We are particularly concerned by the height of the proposed dwelling as it allows direct line of sight from both the proposed first floor bedroom and study at the rear of the property in to our bedroom at close proximity. This will negatively and significantly impact our intimate privacy as well as our ability to enjoy the privacy of our terrace and garden. Nor is it in keeping with the other Houses on Mill Lane.

Further proposed planned features

We strongly object to the addition of a Juliet balcony and increased size of the study and bedroom windows at the rear of the building on the first floor elevation (compared with the 2024 application). Such features and larger windows further seriously affect the privacy of our bedroom as above, enabling the occupants to look directly [REDACTED] as well as into our terrace and garden.

The proposed property will eliminate what is now a natural green and open aspect towards Mill Lane which includes trees that obscure and soften the west facing elevation of the property at the end of 44 Hillfield Road. It also helps shield any line of sight between the rear aspect windows of 44 and other properties, including our bedroom and garden. We strongly object to the loss of these trees and the natural aspect, which will be replaced by a large expanse of bare brick wall nearly 14m long. This will have a negative impact on our outlook.

Biodiversity and environmental impact

The first floor plan of the dwelling shows a planting scheme which indicates the establishment of mature plants around two large skylights at the rear of the property. These are not reflected in either the rear, east or west facing elevations so it is unclear as to whether this is the intended plan.

In addition and in contrast the roof plan of the dwelling simply indicates three large areas of “green space”. There is no indication as to what this will be composed of, what it will look like, nor the impact it will have on the natural aesthetic, habitat and biodiversity of the site and surrounding areas. The current

site and surrounding gardens are biodiverse, with natural habitats for wildflowers, insects, birds and small mammals. Birds such as siskins, varieties of tits, chaffinch's, flycatchers, wagtails and even kingfishers have been spotted in our garden this spring. The proximity of the site to the Heath and surrounding parks makes it an important part of the crucial urban landscape that supports a diverse ecosystem, environmental benefit and residents well-being and health. Other properties such as Punjab House and those at the rear of 40, 42 and 44 have either no (Punjab House [rear of number 62]) or poorly diverse (sedum) and badly maintained green roofs which are an eyesore and contribute minimally to biodiversity.

We object strongly to the immediate impact on natural habitat, biodiversity and natural green aesthetic of the proposed dwelling. The loss of green space and biodiversity will significantly impact our enjoyment of garden and surrounding areas, including our health and well-being.

What we are requesting

That this development plan is withdrawn as a result of this application process. If not, we will be taking legal advice, contacting relevant politicians, as well as environmental and resident groups in relation to the proposal.

Further, we would expect early discussions about compensation for any such build. It is beyond dispute that our quality of life will be impacted and we will suffer a material impact on the value of our property. In any case, save for withdrawal of the plan, we would expect to be compensated for the impact.

Notwithstanding, we are requesting in the strongest possible terms that the first floor elevation windows have obscured / frosted glazing and that no balcony is allowed, to protect our privacy and right to enjoy our privacy and life peacefully without being overlooked in such close proximity.

We ask that the rear windows on the first floor elevation are removed and placed on the side wall facing west, as this will not impact the bedroom, and therefore afford us some privacy in relation to line of sight in to our bedroom.

The size of the windows to be are as they are shown in the original plans of Sept '24 and no bigger.

The length of the building must be similar to both Punjab House (rear of number 62) and the houses built at the rear of 34, 40, 42 & 44.

The height of the building must not exceed both Punjab House (rear of number 62) and the houses built at the rear of 34, 40, 42 & 44.

We ask that the green roof areas are composed of a planting scheme similar to that indicated next to the first floor plan skylights and that this includes mature, plants that will sustain the existing and promote future biodiversity.

We ask that the brick east facing elevation wall include at least in part (no less than 50%) a living wall garden of plants to improve the aesthetic, preserve biodiversity and improve the environmental impact. This should also be the case for the west facing elevation.

Regards

Leyla Osman and Des O'Hare
52 Hillfield Road

Sent from my iPhone