



The Heath & Hampstead Society

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The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2014/1037/P

Address: 10a Oakhill Avenue NW3

Description: New building: 5 flats Demolition of existing house..

Case Officer: Seonaid Carr

Date 24 February 2014

These comments should be read in conjunction with those relating to 2014/1016/P: this is the same site, but comprising a block of 5 flats in place of a single house.

All 5 points made in relation to 2014/1016/P apply in this case.

Additionally:

1. Use

The area comprises predominantly single-family houses. The insertion of a block of 5 flats would be alien to its character, and lead to an intensification of development which would amount to a dangerous precedent. Amongst other things, traffic levels would increase.

2. Site coverage

The building footprint would extend some 10 metres deeper into the rear garden, thus reducing green space, and garden area for the 5 families expected to live there. In other words, over-development.

This is Quennell-country, not an extension of Finchley Road; it must remain so.

Please refuse