

REQUEST FOR COMMENTS/OBSERVATIONS FROM:

Please send in your comments by email to planning@camden.gov.uk, submit comments directly when viewing the application on the web ("view related documents - my submissions") or alternatively, fax your comments to us on 0207 974 1930 Please make it clear which CAAC you are representing.

**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Hampstead CAAC

**11 Hollyberry Lane
London
NW3 6QT**

Application ref: 2013/7343/NEW

Associated ref(s): 2013/0464/P

Date of consultation: 22 November 2013

Proposal: Amendments to planning permission 2013/0464/P dated 30/4/13 for the installation of a door to side extension, alterations to rear window to french door and 1x glazed rooflight.

Comments:

☐ OBJECT

(Please tick as appropriate)

☒ NO OBJECTION

☐ COMMENT

Name (block capitals only -
no signatures please)

JOHN MALET-BATES

Date:

11 December 2013

If you would like to discuss the above application in more detail, please telephone Carlos Martin of Validation and Fast Track Team on 020 7974 2717.

All comments and **returned plans**, should be sent within 21 days to:



INVESTOR IN PEOPLE

Director of Culture & Environment
Rachel Stopard

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South Hill Park CAAC

**64 South Hill Park
London
NW3 2SJ**

Application ref: 2013/6794/P

Associated ref(s):

Date of consultation: 25 November 2013

Proposal: Alteration to existing roof extension consisting of insertion of sliding/folding doors and provision of terrace at rear of existing dwellinghouse (Class C3).

Comments:

☐ **OBJECT**

☒ **NO OBJECTION**

☐ **COMMENT**

(Please tick as appropriate)

Name (block capitals only -
no signatures please)

Date:

JOHN MALET-BATES

11 December 2013

If you would like to discuss the above application in more detail, please telephone David Peres Da Costa of Validation and Fast Track Team on 020 7974 5262.

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Fitzjohns/Netherhall CAAC

16 Orman Road
London
NW3 4PX

Application ref: 2013/7516/P

Associated ref(s):

Date of consultation: 03 December 2013

Proposal: Rebuild and repair of boundary wall including railing, front and party side with No 14.

Comments:

☐ OBJECT

☐ NO OBJECTION

☒ COMMENT

(Please tick as appropriate)

No detail offered of railings which will presumably have min. 16mm standards.
We assume the planting shown will be established and sustained at a level as a backdrop to the railings.

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Redington/Frognaal CAAC

38 Heath Drive
London
NW3 7SD

Application ref: 2013/7355/P

Associated ref(s):

Date of consultation: 26 November 2013

Proposal: Erection of a part 3, 4 and 5 storey building as well as basement level comprising 21 residential units (3x 1 bed, 13x 2 bed and 5x 3 bed), basement swimming pool area as well as associated landscaping and formation of refuse recycling storage area adjacent to Heath Drive and conversion of existing garage to bike storage following demolition of existing dwelling house.

Comments:

☒ OBJECT

☐ NO OBJECTION

☐ COMMENT

(Please tick as appropriate)

We object to this proposal:
Loss of a positive contributor to the CA (DP 25.6, 25.7)
with its setting, an important green corner. (C8 14.11)
Excess site take-up;
Architecture proposed in error trying to replicate the early
20th century art and crafts style in a clumsy and
out of scale block relative to Heath Drive neighbours.
Please see attached fuller note of objection to this scheme
and our support of HHS comments!

JOHN MALET-BATES

11 December 2013

Name (block capitals only -
no signatures please)

Date:



INVESTOR IN PEOPLE

Director of Culture & Environment
Rachel Stopard

...e a loc

38 Heathdrive
2013/7355/P

I attach Hampstead Heath Societies comments below which I agree with in its entirety.

1. The demolition of existing property is unacceptable, both in the context of its contribution to the character of Heath Drive, and as we see it, as a test case for the newly-established protection of Locally Listed buildings.

2. plot ration; The existing building sits in an adequate plot of land, currently surrounded by green vegetation and some old trees..

The previous adjoining gardens to the rear and side of this property, notably on 37 Heathdrive, have already been sold and developed with separate accesses both from Finchley Road and Heathdrive.

3. Conservation area Character; The Conservation area is quickly loosing its character and its green spaces with such poorly designed, bulky projects and proposals.

The tragic loss of an almost gate lodge like building, to Heathdrive including many Quennell-designed listed houses in the road is undesirable.

4. Massing; The current proposals are un- recognisable by it incongruous massing on this tree lined Road.

The proposed massing and height of the proposed is detrimental to the CA area, and is not in keeping with the vision for future conservation pressured by inappropriate over development.

5. Proposals-Elevations; The Finchley Road elevation is too Bulky, and is badly conceived which bad internal design layout has created an inappropriate external expression.

You need to only look across the Finchley road, on the opposite side to this location and you see the very detailed and well designed blocks which has far better presence than what is now proposed.

The façade is uncomfortably raised on the South part of the proposed Finchley elevations with a double height, almost a flank wall, what I presume is the lift shaft over run area bang in the middle of the elevation.

6. The loss of green space; and older Trees in particular, and replacement with young saplings is objectionable. The loss of shrubbery around what is a good moderate footprint of a locally listed building is objectionable.

7. Basement; Many of the properties on Finchley road have no basement, as infrastructure could be immediately below surfaces to pavement level. Flood risk to buildings across Finchley Road is paramount

This proposal should be refused on grounds of over development, and loss of green space in CA area.

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South Hill Park CAAC

**85 South Hill Park
London
NW3 2SP**

Application ref: 2013/7237/P

Associated ref(s):

Date of consultation: 27 November 2013

Proposal: Installation of 4 x rooflights on front elevation (following removal of existing) and widening of existing dormer, and 2 x rooflights on rear and replacement of existing rooflight on lower split roof level of dwellinghouse.

Comments: ☐ OBJECT ☐ NO OBJECTION ☒ COMMENT
(Please tick as appropriate)

We are surprised at the extent of the consented developments both in end-of-garden outbuilding and basement link. The latter is bound to be increased in the future. The amount of rooflights seems excessive and the widened dormer would be too close to the roof hip. The rooflights threaten considerable light pollution in a sensitive location close to the Heath.

Name (block capitals only - JOHN MALET-BATES
no signatures please)

Date: 11 December 2013

If you would like to discuss the above application in more detail, please telephone Tessa Craig of Advice and Consultation Team on 020 7974 2555.

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Redington/Frognal CAAC

**Flat 1
20 Bracknell Gardens
London
NW3 7ED**

Application ref: 2013/7204/P

Associated ref(s):

Date of consultation: 27 November 2013

Proposal: Works of alteration to front garden to include reconstruction of front walls, creation of refuse storage area and replacement of path and front steps to flat (Class C3).

Comments:

☐ **OBJECT**

☐ **NO OBJECTION**

☒ **COMMENT**

(Please tick as appropriate)

*Detail of new path?
Are any new lights proposed?*

JOHN MALET-BATES

11 December 2013

Name (block capitals only -
no signatures please)

Date:

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Redington/Frognaal CAAC

**Apartment 6
Westfield Lodge
302 Finchley Road
London
NW3 7AG**

Application ref: 2013/7253/P

Associated ref(s):

Date of consultation: 28 November 2013

Proposal: Dormer roof extension with rear Juliette balcony & installation of 8 rooflights to residential flat.

Comments:

☐ OBJECT

☐ NO
OBJECTION

☒ COMMENT

(Please tick as appropriate)

*Risk of light pollution from rooflights particularly at
noon.
Relation of dormer to roof ridge & hip not liked -
should be smaller/lower.
Documents received but said to be unavailable on line?*

JOHN MALET-BATES

11 December 2013

Name (block capitals only
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Date:

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Hampstead CAAC

**8 Holly Mount
London
NW3 6SG**

Application ref: 2013/7540/P

Associated ref(s): 2013/7576/L

Date of consultation: 27 November 2013

Proposal: Alterations including replacement of modern casement windows at 1st, 2nd and 3rd floor levels with new timber framed casement windows, removal of modern bay and proch at ground level and reinstatement of sash window, reinstatement of timber panelling.

Comments:

☐ OBJECT

(Please tick as appropriate)

☒ NO OBJECTION

☐ COMMENT

Name (block capitals only -
no signatures please) **JOHN MALET-BATES**

Date: **11 December 2013**

If you would like to discuss the above application in more detail, please telephone Victoria Pound of Validation and Fast Track Team on 020 7974 2659.

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Redington/Frognaal CAAC

The Coach House
18 Rosecroft Avenue
London
NW3 7QB

Application ref: 2013/7404/P
Associated ref(s): 2012/5744/P
Date of consultation: 27 November 2013

Proposal: Erection of out building comprising 1x1 bed flat following demolition of chalet to rear of house (revised scheme previous ref: 2012/5744/P).

Comments: ☒ **OBJECT** ☐ **NO OBJECTION** ☐ **COMMENT**
(Please tick as appropriate)

*We are not keen on end-of-garden shed being transformed to living accommodation.
Change of use - increased light pollution, additional hard landscaping associated & lonely elderly person isolated away from family dwelling.
DP 25.5, esp. garden trees, DP 26.3 visual privacy, light pollution...
DP 24.2 Rear development in garden to be resisted.*

Name (block capitals only - no signatures please) **JOHN MALET-BATES**

Date: **11 December 2013**

If you would like to discuss the above application in more detail, please telephone Tania Skelli-Yaoz of West Area Team on 020 7974 6829.

All comments and **returned plans**, should be sent within 21 days to:



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Redington/Frognaal CAAC

Ground and basement flat
9 Templewood Avenue
London
NW3 7UY

Application ref: 2013/7450/P

Associated ref(s): 2012/6873/P

Date of consultation: 05 December 2013

Proposal: Variation of condition 3 (approved drawings) of planning permission (2012/6873/P) dated 01/08/2013 (for erection of rear extension & conservatory and other alterations), namely alterations to front & rear windows.

Comments: ☒ OBJECT ☐ NO
OBJECTION ☐ COMMENT

(Please tick as appropriate)

We object to the strident new roof and glazing proposed at the rear as very unsympathetic, out of scale related to the existing. DP 24.12, 25.3.

JOHN MALET-BATES

11 December 2013

Name (block capitals only
- no signatures please)

Date:

If you would like to discuss the above application in more detail, please telephone David Peres Da Costa of West Area Team on 020 7974 5262.



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Fitzjohns/Netherhall CAAC

14 Ornan Road
London
NW3 4PX

Application ref: 2013/7327/P

Associated ref(s):

Date of consultation: 28 November 2013

Proposal: Erection of a garden studio to rear.

Comments:

☒ OBJECT

☐ NO OBJECTION

☐ COMMENT

(Please tick as appropriate)

Excessive garden take up in an already small area and
uncomfortably close to the house and neighbours.
No justification for the accommodation.
DP 24.2, 25.5, 26.3 refer. Also DP 24.7.
Previous context conditions should not be over-ridden
to produce more building volume.

Name (block capitals only -
no signatures please)

JOHN MALET-DAY

Date:

If you would like to discuss the above application in more detail, please telephone Tessa
Craig of Advice and Consultation on 020 7974 2555. 11 December 2013

All comments and **returned plans**, should be sent within 21 days to:

Tessa Craig, Development Management, Regeneration & Planning, Culture &
Environment, Town Hall, Judd Street, London, WC1H 8ND.



INVESTOR IN PEOPLE

Director of Culture & Environment
Rachel Stopard

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Hampstead CAAC

Ye Old White Bear
Well Road
London
NW3 1LJ

Application ref: 2013/7438/P
Associated ref(s): 2013/6734/PRE
Date of consultation: 02 December 2013

Proposal: Change of use from public house (Class A4) to 6 bed dwelling house (Class C3).

Comments: ☒ OBJECT ☐ NO
OBJECTION ☐ COMMENT

(Please tick as appropriate).

Lack of site plan for context. However, strong local knowledge suggests this is a regrettable potential change. A single house in this context is unacceptable. If C3/4 is to be permitted, a small block of affordable flats might be much better, or at least 2-3 middle market flats. This proposal may well be investment-driven and regardless of local history and heritage. We would agree with HETS comment in this regard matter. There is a tendency for developers to neglect or acquiesce in neglect of buildings and trees as justification in their neglected state for removal or discontribution. If Change of Use were to be permitted, the building should have a strictly communal use.

Name (block capitals only
- no signatures please)

JOHN MALET-BATES

Date: 11 December 2013

If you would like to discuss the above application in more detail, please telephone Rob Tulloch of East Area Team on 020 7974 2516.

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South Hill Park CAAC

38 South Hill Park
London
NW3 2SJ

Application ref: 2013/7592/P

Associated ref(s):

Date of consultation: 02 December 2013

Proposal: Erection of single storey rear extension at upper ground floor level to dwelling house

Comments:

☒ OBJECT

☐ NO
OBJECTION

☐ COMMENT

(Please tick as appropriate)

Excessive garden take up - uses the decking area as cover for new enclosure.
Prominent site overlooking the lake.
Possible extension of hard landscaping in due course - minimised decking may not be considered sufficient.
There is an impact on views of the terrace backs from Heath Walked. Df 24.7, 24.2, 25.5, 26.3 refer.
The proposed extension also sits uncomfortably adjacent to the neighbors and threatens a terrace with overlook up threat. Consider a lead roof to the extension for similar (green roof should apply) to prevent terrace use.

Name (block capitals only
- no signatures please)

JOHN MALET-BATES

Date:

11 December 2013

If you would like to discuss the above application in more detail, please telephone Emily Marriott-Britton of Validation and Fast Track Team on 020 7974 2125.

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Redington/Frognaal CAAC

**4 Clorane Gardens
London
NW3 7PR**

Application ref: 2013/7647/P

Associated ref(s):

Date of consultation: 03 December 2013

Proposal: Erection of 2x single storey rear extensions with rooflights; rear dormer window and rooflights; insertion of windows / relocation of door in side elevation; insertion of rear window (side elevation) to dwelling.

Comments:

☒ OBJECT ☐ NO OBJECTION ☐ COMMENT
(Please tick as appropriate)

Insufficient information, project description errs in not mentioning semi-basement we perceive, no section, no detail regarding apparent intention to form a terrace at rear over the new extension.

Name (block capitals only -
no signatures please)

JOHN MALET-BATES

Date:

11 December 2013

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Hampstead CAAC

**Wildwood Lodge
9 North End
London
NW3 7HH**

Application ref: 2013/7662/P

Associated ref(s):

Date of consultation: 04 December 2013

Proposal: Variation of condition 7 (development built in accordance with approved plans) to the planning permission granted 19/09/2011 (ref:2010/4924/P) (for Renewal of planning permission (ref 2007/2895/P) granted on 1/10/2007 for the erection of a replacement garage with rear courtyard and lightwell, and excavation of additional basement level to provide a swimming pool and ancillary plant, as an amendment to the planning permission dated 7/11/06 (ref: 2006/3956/P) for various extensions and alterations); variation involves rear extension to approved basement under existing house, and replacement of approved staircase on west side of house by terrace and rooflight

Comments:



OBJECT



NO

OBJECTION



COMMENT

(Please tick as appropriate)

We regret the proposed incremental extension to the basement in what should be a green rural enclave. DP. 24.7, 25.5 offer. There is a real threat of further basement extension affecting the character of such a house and its immediate surroundings as set trip. Note that any relaxation of conditions for consent invites further development. The consented basement was already overdevelopment of this site. The consented new pool is under the garage, itself an extension. Proposal adds two unnecessary rooms to create more basement building.

JOHN MALET-BATES

11 December 2013

