

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2517/P	Marko Milos	40A Rosslyn Hill Flat 1 London NW3 1NH	07/05/2014 10:30:37	OBJ	<p>TO WHOM IT MAY CONCERN</p> <p>I am writing to you as I am the owner and direct neighbor who wants to put forward the below objections to the proposed building work application at 40B Rosslyn Hill, London NW3 1NH under Camden Application # 2014/2514/P.</p> <p>The premises at 40B Rosslyn Hill already has a sufficient roof terrace to accommodate the size of the property as is. Dividing and building a new roof terrace should not be permitted due to the following reasons:</p> <p>The application itself is misleading as it refers to proposed changes to the “existing roof terrace” when in fact the area in question for the proposed development is only a portion of the roof and not the roof terrace at all towards the rear.</p> <p>The planning application is to build upon the roof of their kitchen extension which if permitted by Camden Council will strongly intrude on my privacy as my two kitchen windows where I have my dinner and my two bedroom windows where I sleep will directly be in the view of the planned new terrace. As I live at Flat 1 on the first floor of 40A Rosslyn Hill, I have the direct and parallel view of the whole terrace and the kitchen extension at 40B Rosslyn Hill.</p> <p>When it comes to my privacy I am very much against any intrusion and with the proposed works this would be violated and this is why I strongly object to their application.</p> <p>Finally, 40B Rosslyn Hill is a listed building, and the proposed new terrace and doorway to it would alter and detract from the coherence of design and appearance of the rear of the building. This would mean in addition a loss of character and charm of the original building in the Hampstead conversation area.</p> <p>Given all the above I propose that the planned application is terminated.</p> <p>If you need any further information I can be reached on marko.milos@gs.om or 07775645115.</p> <p>Thank you and kind regards,</p> <p>Mr Marko Milos 40A Rosslyn Hill Flat 1 London NW3 1NH</p>

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2014/2517/P	Darian Leader	1 Pilgrim's Lane London NW3 1SJ	01/05/2014 22:04:02	OBJ	<p>The developer's application to construct a roof terrace above the existing roof terrace at 40B Rosslyn Hill was turned down by the Council last year and by the Planning Inspectorate on appeal. The new application is very similar to the previous one, although I note that it refers to proposed work on the "existing roof terrace" when it is actually to the roof area rather than to the existing terrace beneath it.</p> <p>The proposed work will impair the facade of this listed building, turning a rear window into a terrace door and erecting metal balustrades and wooden screens. It will obscure much of the rear facade of the building, and also increase noise levels, block out light and increase overlooking.</p> <p>The developer has previously told the Council that the rationale of the development is in fact the creation of three roof terraces. He is the owner of both 40B Rosslyn Hill and 3 Pilgrim's Lane, and intends to divide the existing roof terrace at 40B so that part of it can be accessed by No.3. If a new terrace is built, 40B will then have two terraces. Note that the existing roof terrace is very large and surely ample for the tenants of 40B.</p> <p>I would object to the proposed development for the following reasons then:</p> <ol style="list-style-type: none"> 1) There is already a very large roof terrace at the property, and the construction of a new one makes no sense given the available space. 2) If the developer were to divide the existing terrace, as he apparently plans, into two terraces, one for 40B and one for 3 Pilgrim's Lane, then there would be a total of 3 roof terraces rather than the one currently existing. This would exponentially increase the levels of noise and disturbance. 3) 40B Rosslyn Hill is a listed building, and the proposed new terrace and doorway, with the screens and balustrades, would alter and detract from the coherence of design and appearance of the rear of the building. This would mean, in addition, a loss of the character and charm of the original building in the Hampstead conservation area. 4) Our view of the listed building would be blocked out. 5) The addition of a roof terrace would increase the aspect of being overlooked, affecting all the adjacent and surrounding properties. Anyone on the terrace would be able to see into adjacent and surrounding properties, thus directly affecting privacy. The drawing accompanying the proposal actually depicts a figure staring into our property. 6) It would increase substantially the noise problems in these properties, as the positioning of the proposed terrace would mean that any noise would be heard directly by neighbours. We were able to hear the conversation of the builders this time last year, despite having double glazing. 7) The timber screening, now proposed for the side looking into Rosslyn Mews, will be unsightly and inconsistent with the prevailing architecture. 8) In the initial proposal for a roof terrace, the timber screens were deemed inappropriate in the context of the surrounding space, and yet having only a small section of screening in the new proposal still means a lack of privacy and hardly detracts from noise levels. 9) The developers are determined to create another roof terrace when it is patently unnecessary and inappropriate. There are no other roof terraces at that level and on such a scale within the immediate area.

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2014/2517/P	Humphrey Wine	9 Pilgrims Lane	07/05/2014 15:59:21	OBJ	I object to the proposed creation of a roof terrace, and/or balcony, which would overlook, and might disturb the peace, of the rear garden of my property (and that of neighbours) in Pilgrims Lane, NW3.
2014/2517/P	Yvonne King	2A Pilgrim's Lane NW3 1SL	09/05/2014 10:45:12	OBJ	I would like to object to the development of the roof terrace on the grounds that it will result in my neighbours being extensively overlooked and being exposed to unwanted noise. The proposed screen would be unsightly and inconsistent with the surrounding architecture.

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2014/2517/P	Mary Horlock	1 Pilgrim's Lane London NW3 1SJ	03/05/2014 16:34:23	COMMNT	<p>I objected to an earlier application for this proposed roof terrace and must do so again. The current application differs very little from the previous one, and remains an inappropriate imposition on what is a listed building.</p> <p>There is no doubt that this second proposed roof terrace at 40B Rosslyn Hill would have a devastating impact on the adjoining listed properties.</p> <p>The levels of noise and disturbance and the loss of privacy are all serious obstacles, but the heritage aspect with regard to this outstanding Horace Field building remains an insurmountable problem.</p> <p>I summarise my objections as follows:</p> <ol style="list-style-type: none"> 1. The proposed new doorway with steps, and metal railings and timber screening remain a serious aberration on the character and appearance of the host building. It does not differ significantly from the previous application. The reduced use of unsightly timber screening, now apparent on one side of the proposed terrace, remains completely at odds with the existing architecture. Indeed, the sudden imposition of a single screened wall only heightens the incongruity of the overall design. Why should one wall be screened and not all? It makes no sense, although I note the earlier application DID have screening all the way round and it was rejected because of its detrimental impact on the host building. Timber screening on any scale remains wholly inappropriate and impacts the adjacent listed buildings, and the Hampstead Conservation Area in general, obscuring views out and in. 2. The issue of overlooking becomes more crucial without such screens, however. 40B is next to the corner of Rosslyn Hill and Pilgrim's Lane, and so the proposed terrace would encroach on both its immediate neighbours and the houses backing on to it. The proposed roof terrace directly overlooks those parts of the adjacent dwellings where residents should rightly expect both privacy and peace. I have sent by post a photograph taken from our children's bathroom. This demonstrates the uncomfortable proximity of the proposed terrace. We have large windows (which are of course, unalterable) and so this new terrace would put us in an impossible situation. Having been inside two of the three flats at 40a Rosslyn Hill I appreciate the situation is more serious for the residents there. We would all, I am sure, willingly let members of the planning committee come into our homes and see the extent of the imposition. There should be no doubt that the proposed roof terrace would have a massive negative effect on the surrounding properties, and the people who dwell in them. The original proposal of installing timber screens all the way around was an attempt to mitigate the otherwise unacceptable impact of overlooking and loss of privacy. They have been reduced in this new proposal because they were deemed inappropriate, and yet without them the degree of overlooking is unacceptable. It is a Catch -22 situation. 3. I would also argue that there is no roof terrace on this scale, at this level in the adjacent area and so it is quite without precedent. 4. I would further like to point out that even the planning application was misleading. It makes reference to metal balustrades being erected on an 'existing roof terrace'. There is no existing roof terrace nor access to it. When the developers first built the new kitchen extension last year they installed large steel supports on the flat roof without permission, supports that the Council then told them to remove. 5. Another serious issue regarding the proposed development is congestion. A very large roof terrace already exists at the property. The developer has voiced plans to divide the existing terrace into two terraces, one for 40B and one for 3 Pilgrim's Lane, which he also owns. If this is so, the plan is for

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					<p data-bbox="1099 132 2085 252">three roof terraces rather than the one currently existing. This would clearly impact on the levels of noise and disturbance beyond the Council's current expectations. I might also suggest that a further plan is to divide 40B into two separate dwellings. Whatever the case, this new roof terrace is a step too far, and I seriously question the developers' motives for wanting it.</p> <p data-bbox="1099 292 2096 475">One of the key attractions of buying and living in a listed building in a conservation area is that you feel protected. You believe the special character and quality of your habitation will be preserved and respected. Owning an historic building comes with certain responsibilities. In the case of 40B Rosslyn Hill the developers are only interested in increasing rents. They are not resident and have shown a blatant disregard for those who are, the individuals and families who genuinely appreciate their historic surroundings.</p> <p data-bbox="1099 515 2096 663">I would argue that on grounds of heritage alone a further roof terrace on such an extraordinary historic building would be a tragic violation, and I would also urge you to consider again the serious problem of overlooking. Horace Field constructed high, graceful windows on this site. I fell in love with 1 Pilgrim's Lane because of them. I am well aware that the view from them has changed considerably over the last century, but it would be a travesty if such beautiful windows could not be used at all.</p>
