

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/1938/P	fay ballard	91 SOUTH HILL PARK	18/04/2014 11:21:52	SUPPRT	<p>I have no objections to the proposed planning applications for either 35 or 33 South Hill Park. There have been many basements in the area generally and in this road in particular recently and this application appears to be much better thought out than most of these. The proposed new frontages with attractive looking light wells, traditional railings and planting will improve the look of the front of this pair of semi-detached houses which would benefit from looking the same from the road, in the way they currently do higher up.</p> <p>I believe it is very important for this area, that people maintain and improve these old houses some of which have fallen into disrepair and detract from the look of the conservation area. In my view, the changes proposed to these two houses will only enhance the conservation area.</p> <p>The expert reports by ground and structural engineers on the planning portal are very detailed and it is clear great consideration has been given to ensuring these basements can be created without impacting on neighbouring houses.</p> <p>I think it is important to improve family houses and create spaces that can work for growing families and include visits from elderly and disabled family who will otherwise be excluded from family life. The rear extension proposed at 35 South Hill Park is an ingenious and very low impact way of making the currently rather badly designed interior of this house work well, connecting spaces that are currently pokey or unused. The revised design ensures there is no loss of garden, in fact more green space is being created. I also feel that the design is an example of modern architecture complementing and improving a Victorian house.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/1938/P	Adam Lewis and Beate Mjaaland	33 South Hill Park london	23/04/2014 21:53:39	SUPPRT	33 South Hill Park Hampstead London NW3 2ST

We support entirely the lower ground floor and rear extension planning application for our adjoining neighbours Mr and Mrs Markey at 35 South Hill Park. Their work is planned to be undertaken at the same time as the building of our lower ground floor, as the two properties form a single semi-detached building.

We have lived in South Hill Park for over 10 years and we will remain in South Hill Park permanently, as we understand will our neighbours at number 35. Over the years, both our families' needs have changed. Not surprisingly, since each of us are in our early fifties, we each have teenage children and elderly parents and relatives. We have discussed making alterations to both our houses to make them flexible and suitable for our family life and for our elderly and disabled parents and relatives, some of whom can no longer visit due to the number of stairs that it would involve their climbing.

We are both aware that national housing policy encourages buildings to be put to beneficial use, and the proposals that we are making will enable us to use our houses as more effective family dwellings for now and for many more years to come. As in our case, the Markeys have increasingly frail mothers and aunts who now have difficulty climbing the many and steep steps up to the bedrooms at the top of the house. They also need to sleep close to a bathroom and the guest room does not have easy access to a bathroom. These factors limit the ability of the Markey's family to visit. Their lower ground floor will solve this problem by creating an accessible and flexible space with sleeping and showering facilities which can be utilised for short term or longer stays and be multifunctional to be used in other ways by the rest of the family when elderly relatives are not using this space. Furthermore, the lower ground floor will also be capable of use in the future by their teenage children as accommodation before they are able to afford to rent a flat of their own.

We have gone to great lengths and cost in ensuring that the design of the lower ground floors will match aesthetically the exteriors of the rest of the building and other properties in the road. The new lower ground floors will appear as though they have always been there. The height of the current raised ground floor is 8 steps above pavement level, and the proposal is not so much for a basement as for a lower ground floor. Indeed the height of the current raised ground floor is rather out of place with the rest of the road where most houses either already have a lower ground floor or basement or have level access to the ground floor. There is so much space between the pavement and the ground floor rooms that the newly created lower ground floor will in fact have a huge amount of light entering from the traditional sash windows matching the rest of the house. This is clear from the front elevation of the plans on the Camden Planning website. There will also be hidden bike storage which will encourage increased use of accessible bikes which are currently stored in awkward and inaccessible places as there is no passageway that leads through to the rear of these houses. This storage will have a professionally planted garden above as well as planted pots in the area in front of the window, and so the frontage will continue to be very attractive from the road – unlike some other houses very close by. The care and attention that has been taken to plan these aesthetically sensitive yet practical frontages, will enhance the conservation area in a way that other developments in the road both in the recent and distant past may not have been perceived to have done. It is plainly necessary to assess what is actually proposed, rather than what others may have done.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>There have been very comprehensive investigations and resultant reports in the form of a Basement Impact Assessment and a Construction Method Statement, with detailed findings and recommendations from highly respected experts. All these investigations show that the proposals can be readily accommodated without impacting on neighbouring dwellings. These investigations are available on the Camden Planning website. While we understand that others may have expressed concerns as to the effect on their dwellings, the evidence is to the contrary. It is important that the assessment is evidence-based, and that unfounded and un-evidenced concerns are not given weight.</p> <p>We do understand that some may also be concerned by the disruption that they perceive will be caused by the works. However every effort will be made by both the Markeys and ourselves to minimise any such disruption, which would be in the short term only, and which is reduced by our proposing to undertake the works simultaneously as opposed to sequentially.</p> <p>We also entirely support the rear extension plan at 35 South Hill Park. Our house was remodelled by the previous owners over 10 years ago and so our current raised ground floor communicates well with the rest of the house. By contrast the Markeys' closet wing will be greatly improved by being remodelled so that it better communicates with the rest of the house. Furthermore, we understand that the rear extension at number 35 leaks and is badly in need of repair and will have to be re-built. This innovative revised design ensures that the rear extension is not now seen as full width, the size of the garden is maintained and the rear extension will complement both the host building and the surrounding area. In addition there will be new green areas from the wild flower roofs on the new closet wing and small rear extension. In short we are delighted to have this enhancement to the rear of our neighbour's house.</p>
2014/1938/P	nigel jacobs	51 south hill park	22/04/2014 15:31:11	COMMNT	<p>I am writing to support the planning applications for both 35 & 33 South Hill Park. I have lived in the road for many years and it is a fact of life that there are always ongoing building works to the Victorian houses in this road, many of which are outdated and unsuitable for modern family life.</p> <p>35 and 33 are a handsome pair of semi detached houses, obviously looked after by their owners. They are significantly smaller houses than many on the road and therefore have much less convenient family accommodation. As their ground floors are clearly situated high above pavement level, there is plenty of room for basements to be built without these looking at all out of place. In fact from the plans it is clear that the basements will be built very traditionally, matching the original features above and will look as though they were always there. I am certain both houses will be finished beautifully with planting and great attention to detail and that they will benefit from the front treatments matching each other to make the pair look even better.</p> <p>I know both applicants have spent a great deal of care, time and cost employing ground and engineering experts to work out how to do the building works with the minimum effect on their neighbours and I am certain the houses will be improved by these changes.</p> <p>The revised plan for the rear extension of 35 South Hill Park has been very carefully devised so as to complement the main house and make the space work for a growing family. It has been cleverly designed so that it is not visible from their neighbours' houses - which is not the case with other recent rear extensions in this road.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/1938/P	suzanne jacobs	51 south hill park london nw3 2ss	20/04/2014 13:19:24	SUPPRT	<p>I am writing to support the planning applications for both 35 & 33 South Hill Park. I have lived in the road for many years and it is a fact of life that there are always ongoing building works to the Victorian houses in this road, many of which are outdated and unsuitable for modern family life.</p> <p>35 and 33 are a handsome pair of semi detached houses, obviously looked after by their owners. They are significantly smaller houses than many on the road and therefore have much less convenient family accommodation. As their ground floors are clearly situated high above pavement level, there is plenty of room for basements to be built without these looking at all out of place. In fact from the plans it is clear that the basements will be built very traditionally, matching the original features above and will look as though they were always there. I am certain both houses will be finished beautifully with planting and great attention to detail and that they will benefit from the front treatments matching each other to make the pair look even better.</p> <p>I know both applicants have spent a great deal of care, time and cost employing ground and engineering experts to work out how to do the building works with the minimum effect on their neighbours and I am certain the houses will be improved by these changes.</p>
2014/1938/P	nigel jacobs	51 south hill park nw3 2ss	22/04/2014 15:31:36	COMMNT	<p>I am writing to support the planning applications for both 35 & 33 South Hill Park. I have lived in the road for many years and it is a fact of life that there are always ongoing building works to the Victorian houses in this road, many of which are outdated and unsuitable for modern family life.</p> <p>35 and 33 are a handsome pair of semi detached houses, obviously looked after by their owners. They are significantly smaller houses than many on the road and therefore have much less convenient family accommodation. As their ground floors are clearly situated high above pavement level, there is plenty of room for basements to be built without these looking at all out of place. In fact from the plans it is clear that the basements will be built very traditionally, matching the original features above and will look as though they were always there. I am certain both houses will be finished beautifully with planting and great attention to detail and that they will benefit from the front treatments matching each other to make the pair look even better.</p> <p>I know both applicants have spent a great deal of care, time and cost employing ground and engineering experts to work out how to do the building works with the minimum effect on their neighbours and I am certain the houses will be improved by these changes.</p> <p>The revised plan for the rear extension of 35 South Hill Park has been very carefully devised so as to complement the main house and make the space work for a growing family. It has been cleverly designed so that it is not visible from their neighbours' houses - which is not the case with other recent rear extensions in this road.</p>
2014/1938/P	Sonalee Parekh	25 South Hill Park	22/04/2014 21:38:27	SUPPRT	<p>Having recently completed our own basement just few doors down from these applications for 33 and 35 South Hill Park we completely understand why our neighbours are making these applications. The houses in this part of the road are tall but have very little lateral accommodation and so do not have a very good arrangement of space. A basement allows there to be some more lateral space at an accessible level and if done responsibly as these would undoubtedly be it enables families to stay in the street instead of moving. This all helps the feeling of community to build in this road as neighbours get to know each other and interact over many years to come.</p>