



Dear Sir

We understand there is an application reference 2014/3211/P ref. 7-9 Perrins Court.

We are writing as a neighbouring property regarding the application and to express our objection on our own behalf as landlords and on behalf of the 3 shop tenants we have in Perrins Court who we believe would be directly affected by the proposed extension. There would be a detrimental effect on the natural light that our units receive which would probably have an effect on our tenants' businesses or on our future rental opportunity.

Please lodge this objection on our behalf.

Yours faithfully
Derek Murray
Director
Staplepine Limited

PLANNING APPLICATION DETAILS

Year: 2014

Number: 3211

Letter: P

Planning application address: Perrin's Court

Title: Ms.

Your First Name: June

Initial:

Last Name: Gibson

Organisation: n/a

Comment Type: Object

Postcode:

Address line 1: 22 Chandos Way

Address line 2: London

Address line 3:

Postcode: NW117HF

Your comments on the planning application: I am horrified by the proposal as the height/light consideration will be compromised. I do not now live in Hampstead but I go often to the village as it is very attractive and nearby.

I am surprised by the "housing need" reason for the additional height as there is a beauty business in Oriel Court which has been allowed to extend into what should be residential accommodation on the first floor. I have been a customer there and to my amazement went upstairs in Oriel Court and via a warren of rooms ended upstairs at the front, on to the High Street! I believe that the High Street premises are one of Camden's own properties. If purpose-built residential accommodation has been subtracted in the past, then I think new residential accommodation - grotesquely bolted on as it would be in this Conservation area - should not be allowed, especially to the detriment of present residents, businesses and visitors to Hampstead. People won't keep coming if wholesale development starts- as it would do once a precedent is allowed. I am Hampstead born and wish that some past lapses had not occurred pre-Conservation area. It could end up looking unattractive.

IF YOU WISH TO UPLOAD A FILE CONTAINING YOUR COMMENTS THEN USE THE LINK BELOW

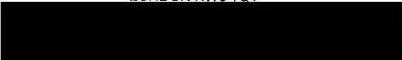
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No files attached

ABOUT THIS FORM

Issued by: Camden Council
Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE
Form reference: 9493002

10 PERRIN'S LANE
HAMPSTEAD
LONDON NW3 1QY



HSM/FLL.6.19

27 June 2014

FAO: RACHEL MILLER

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

Dear Madam

PLANNING APPLICATION NUMBER 2014/3211/P-SITE ADDRESS – 7-9 PERRINS COURT, LONDON NW3 1QS – NEW RESIDENTIAL DEVELOPMENT PROPOSAL ERECTION OF ROOF EXTENSION TO FORM ONE X 2 BED FLAT.

I refer to the planning application in respect of the above matter and hereby object to the proposal on the following grounds:-

Main Reasons

My main reasons are that the development would impede on the light that is served to the mezzanine floor of my property at 10 Perrins Lane as the property at 7-9 Perrins Court adjoins my property and the mezzanine floor of my property receives light from velux windows. This is not apparent from the drawings that are included within the application. It would also cause overshadowing and spoil the outlook from my property. This is contrary to Camden policy DP26

I therefore urge you to come and inspect the proposed development from my property where you will see the considerable harm that this will do to my property.

I also understand that the development does not comply with the following Camden policies :-

Camden Core Strategy CS5

Protecting amenity:

CS 5.7 & CS 5.8

Camden Core Strategy CS14

Promoting high quality places and conserving our heritage:

Lead note a) requiring development of the highest standard of design that respects local context and character

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Excellence in design:

CS 14.3, CS 14.4, CS 14.7 and CS 14.9

Local Development Framework/Camden's Development Policies:

DP24 Respecting local character

DP 24.11, DP 24.2, DP 24.13 and DP 24.14

DP 24 Providing amenity space:

DP 24.23

Local Development Framework/Camden's Development Policies

DP 25 Conserving Camden's heritage:

Lead note

b) Only permit development within conservation areas that preserves and enhances the character and appearance of the area.

Conservation Areas

25.2 In order to preserve and enhance important elements of local character, we need to recognise and understand the factors that create this character. The Council has prepared a series of conversation area statements, appraisals and management plans that assess and analyse the character and appearance of each of our conservation areas and set out how we consider they can be preserved and enhanced. We will take these into account when assessing planning applications for development in conservation areas. We will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area. The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing, and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements. should include an assessment of local context and character, and set out how the development has been informed by it and responds to it.

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Local Development Framework/Camden's Development Policies

DP26 Managing the impact of development on occupiers neighbours

Lead notes:

- a) Visual privacy and overlooking
- b) Overshadowing and outlook
- c) Sunlight, daylight and artificial light levels

DP 26 Visual privacy, overlooking, overshadowing, outlook, sunlight and daylight

DP 26.3

DP 26.3 Artificial lighting levels

A previous application for a roof extension for this building was refused and the Councils reason for refusal are quoted below in italics and are indeed relevant to this planning application.

Refusal Reasons Page for Planning Application 2013/5170/P

Reason 1

The proposed mansard roof extension, by virtue of its design, height, bulk, mass and position, would appear over dominant and inharmonious and would exert a harmful impact upon the character and appearance of the host building, the southern row of buildings and Perrins Court as a whole. The application would therefore be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden's Local Development Framework Core Strategy; and policies DP 24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

Reason 2

In the absence of a Daylight/Sunlight study, insufficient information has been provided to demonstrate that the development would not have an adverse impact upon the residential amenity of the neighbours in terms of the daylight/sunlight contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and to policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

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Reason 3

By reason of the position and proximity of fenestration, within the proposed mansard roof extension, to developing residential properties on Perrins Court and Perrins Lane, the development would lead to a harmful loss of privacy. The application is therefore contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Reason 4

The proposed development construction works in the absence of a construction management plan would be likely to give rise to conflicts with other highway users and be detrimental to the amenities to the area generally, contrary to policy CS19 (Delivering and monitoring of the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy, and policy DP20 (Movement of goods and materials) and DP26 (Impact on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

I therefore ask that officers refuse this application.

Yours faithfully,


Howard S Markham

Dear Ms Miller,

Planning application - 2014/3211/P Site Address 7-9 Perrin's Court London NW3 1QS

The under-mentioned are the ward councillors for Hampstead Town where the site address to which the planning application relates is located. For the record Cllr. Stephen Stark lives on Perrin's Court. This planning application is similar to one submitted in 2013. There appears to be very little difference save for the setting back and sloping roof. The overall design is of little merit and contrary to LB of Camden Policies to preserve and enhance the character and appearance of a building. The following are the difficulties with the planning application:-

1. The size and scale of the proposed development on the existing building would harm the design and character of the host building and Hampstead Town's conservation area. The proposal is contrary to Policy CS14 (promoting high quality places and conserving Hampstead Town heritage) of LB of Camden's Local Development Core Strategy and Policy DP24 (securing high quality design) and DP25 (Conserving Camden's heritage).
2. LB of Camden's core strategy policy CS5 promotes spaces of the highest quality, protecting and enhancing the environment and heritage and also the amenity and quality of life of local communities. The planning proposal does not achieve any of this.
3. DP24 requires all developments including alterations and extensions to existing buildings to be of the highest standard of design but this is not high quality design.
 - a) The proposed development neither enhances nor contributes and in fact detracts from the character, setting and context and is not sympathetic with nor fitting of the form and scale of neighbouring buildings.
 - b) The character and proportions of the existing building where the alterations and extensions are proposed would again be destroyed by the proposed development.
 - c) The fenestration does not match the main building below.
 - d) It contravenes LB of Camden 'Planning Guidance 'Design CPG1' in that the design is not a good design and does not succeed in having the following effects which are required by this planning guidance, namely, 'positively enhance', 'respect', 'avoid overshadowing' 'consider overlooking' and 'degree of openness'. The roof additions are unacceptable and the existing building design as a complete composition would be undermined.

4. DP25 confirms that in order to maintain the character of LB of Camden's conservation areas Camden Council will undertake a number of measures to include only permitting developments within conservation areas that preserve and enhance the character and appearance of the building. The proposed development does not realise this and in fact detracts from the building which is not overbearing at present but which with the development will become overbearing.

5. Furthermore the proposed roof extension will directly affect No 5 Perrin's Court which has a window on the west elevation. The extension will block light coming into this property. At this time no light study has been carried out. This adverse effect will be contrary to DP26 (loss of daylight and artificial light levels).

6. The windows to the extension are not in keeping with the main building and the mansard is out of character with the rest of the building and the street as a whole.

7. The development is detrimental to the building itself and also the pedestrianised street.

8. Perrin's Court is a unique walk-through with shops and cafe's. The development would destroy the feel of the walk-through. It would cause over-bearing and a feeling of enclosure.

9. The mansard extension will not only affect the properties and street scene on Perrin's Court but also the properties on Perrin's Lane behind.

We call on you to reject this application.

Yours sincerely,

Clr Simon Marcus
Clr Tom Currie
Clr Stephen Stark