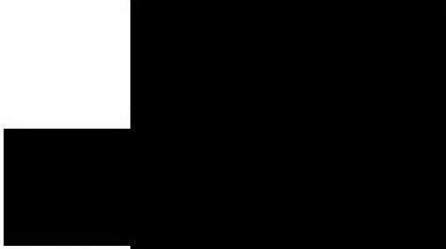


Development Management Team  
6th Floor  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ



Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Fax: 020 7974 1680

Dear Sirs,

**Application reference number: 2014/2116/P**

**Address: 10 Christchurch Hill, London NW3 1LB**

I would like to register the following objections to the above application:

- 1 The building is entirely out of character in a part of Hampstead that is a joy to the many Londoners and tourists who walk this way from the tube station to the Heath. It destroys the architectural unity of Christ Church Hill, will alter totally the view of the Wells Tavern, one of the few remaining places where people can still meet as a community in Hampstead, and overshadows the unique garden square of Gainsborough Gardens. All this with an undistinguished square design and large windows that have rightly not been permitted in any other building in either street on which it backs. It could be in any city in the world, rather like a faceless hotel.
- 2 It appears to be entirely inconsistent with the Council's own policies.
- 3 It includes a large basement in an area notorious for subsidence. Further it is placed on or near the River Fleet. Has any study been undertaken to ascertain the damage this will cause to the neighbouring properties, all of which are listed?
- 4 The square structure significantly increases the size of the building at the top, thus reducing light to neighbouring properties, including ours. In our case we will have reduced light in the late afternoon and evenings to the area where we usually spend our time (kitchen and dining area).

In summary, it is hard to see how this boring and careless design does anything but damage what is generally acknowledged to be one of the loveliest parts of London, enjoyed by a large number of people.

Finally, I would also like formally to protest at the way this application has been handled. Even though the occupants of this property have previously destroyed protected trees in Christ Church Hill without any action being taken, this application has been "fast-tracked" with only one letter being sent to one neighbour, that letter being dated weeks before it was delivered and giving the recipient only a few days to respond. Even though our views and light would be directly affected by a new structure only 30 yards away we only heard about this through the warnings of a local councillor. It was not even on the usual website pages for local people to view. Only after this reaction was any consultation started in any meaningful way, to which I am responding.

I do not see how this behaviour, or indeed the application, are in the interests of either the local or the wider London community. Please reject it.

Yours faithfully

Ian Andrews



[REDACTED]

**Sent:** 22 May 2014 14:40

**Subject:** FW: Planning Application 2014/2116/P 10 Christchurch Hill - [REDACTED]  
**Attachments:** 10 Christchurch Hill comments re CPG1.pdf

[REDACTED]

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**Sent:** 22 May 2014 14:35  
**To:** Miller, Rachel  
**Cc:** Alexandra Lavery  
**Subject:** RE: Planning Application 2014/2116/P 10 Christchurch Hill

Dear Ms Miller,

Once again thank you for extending the consultation period until 22<sup>nd</sup> May.

I attach my comments to the proposed design with reference to Camden Design CPG1. I have cut and pasted where appropriate in order to reduce the length of the document.

I would like to stress one particular point. There has been no prior consultation with the community regarding this planning proposal. What is being proposed is utterly different and out of context from the surrounding buildings, it will have a negative impact on the area and of course Gainsborough Gardens whose buildings and central garden is Listed Grade 2.

I trust in you and the committee not to make a serious mistake in granting planning consent. I would like to remind you that in 1987 the planning officers and the committee agreed to a very poorly designed extension to the Lodge in Gainsborough Gardens.. Several Camden officials have since confirmed to me that they regret that mistake. We cannot afford another one.

Please acknowledge receipt and that you will consider my comments before a planning decision is made.

Regards

**Andrew Lavery**



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[REDACTED]  
**Sent:** 02 May 2014 16:47

**To:** Andrew Lavery

**Cc:** Knight, Chris (Councillor)

**Subject:** RE: Planning Application 2014/2116/P 10 Christchurch Hill

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[REDACTED]  
**Sent:** 30 April 2014 20:40

**To:** Miller, Rachel

**Cc:** Knight, Chris (Councillor)

**Subject:** Planning Application 2014/2116/P 10 Christchurch Hill

Dear Ms Miller,

I was informed yesterday evening of the existence of this planning application by a neighbour. I have not received any formal notification from Camden Council nor has any public notice been displayed.

[REDACTED] In fact that property was built on part of the garden of my house 25 years ago.

I will be away from London until 12 May and will not have sufficient time in the meantime to arrange for a town planner and heritage architect to advise on the merits of the scheme. My property, as you know is listed Grade 2 and 10 Christchurch faces directly onto my house and Gainsborough Gardens which is also listed grade 2.

As there are many issues to be considered and as I do not have sufficient time to respond to the proposal, I would be most appreciative if you could extend the time limit by which time I am obliged to respond. In view of Camden's failure to consult with me earlier this month, please could you extend the time to 12<sup>th</sup> June 2014?

I would appreciate your early response.

Regards

**Andrew Lavery**



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[REDACTED]

**Sent:** 23 May 2014 13:41  
**To:** Planning  
**Subject:** REF: Application Number - 2014/2116/P. Address - 10 Christchurch Hill, London NW3 1LB- logged pt 3/6/14

Dear Planning Team,

**REF: Application Number - 2014/2116/P**

[REDACTED] the rear windows of my house and rear patio face towards the rear/side no.10 Christchurch Hill.

The proposed development of no.10 Christchurch Hill with its higher roofline which continues for a longer length (perpendicular to Christchurch Hill) and is also wider (parallel to Christchurch Hill), will impact the light at the back of my house, both in respect of the rear ground floor windows and also the patio, and will be especially acute during the Autumn to Spring months when the sun is lower and natural sun light is already somewhat limited.

I note that Daylight & Sunlight Report submitted for this application is at a time of year which seems to drastically underestimate the effect of the proposed building given the sun is much higher in the sky in the period analysed vs. the Autumn to Spring months, and it neglects to even consider the effect on my property.

I consider that the proposed development should not have a roofline higher or wider at any point than the current building at no.10 Christchurch Hill (which has much more of a peak rather than a ridge/plateau).

Please let me know if you would like to speak to me to expand on any of these points.

Thank you in advance for your consideration of this matter.

Regards,

Tom Hill