

Development Management  
Camden Council  
6th Floor, Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ  
FAO: Rachel Miller

Dear Ms Miller

**10 CHRISTCHURCH HILL, LONDON NW3 1LB - LPA REF NO: 2014/2116/P**

**ERECTION OF 3 STOREY PLUS BASEMENT HOUSE WITH REAR ADDITION AT FIRST FLOOR LEVEL AND MANSARD ROOF EXTENSION FOLLOWING PARTIAL DEMOLITION OF EXISTING EXTERNAL ENVELOPE**

The application for an extensive redevelopment of an existing building including a 33% increase in floor space, significant extension to top two floor levels in addition to a significant extension to the basement. The second floor increasing nearly threefold in floor space +280%, first floor +28%, ground +7.9% and an increase of 24% to the basement floor space by means of digging down into the hill.

This letter is in response to the application and supporting documents, 'Design and Access Statement' report, 'Daylight and Sunlight' report and Architects drawings. This letter considers the current existing dwelling and the proposed redevelopment. We have included 11 photographs related to the planning application supporting this report and are referred to throughout.

**1) Existing Dwelling – 10 Christchurch Hill**

a) Position and History

The existing building was constructed during the 1980's between a gap of two sets of parallel terraces situated on Christchurch Hill (CH). The first terrace consisted of two houses postal address CH, neighbouring The Wells Tavern 'gastro pub'. The second set of terrace facing the opposite direction making up 3 properties of Listed properties of Gainsborough Gardens (GG). The existing dwelling currently makes up one of three property terrace facing CH, effectively joining 12 CH and 14 CH. The property partly filled in a gap originally serving the purpose of stable entrance for GG properties. The existing property currently adjoins part of the rear ground level of 13 GG but to the rear – to be precise 10CH was built alongside CH terrace, larger footprint of which part of 10CH was built alongside 13GG. 10CH dwelling was built up against 13GG extension plus a small proportion of the 13GG 'front door' 3 storey building (basement, ground and first).

b) Size and Architecture

The existing property is arguably very large for it's relatively small plot. However the dwelling tries hard to demonstrate reasonable effort in blending in with the

neighbouring properties (see roof design on photographs 1-4 architectural blending with GG terrace, this is consistent front and back).

Relative to 12 and 14 CH, 10 CH has a relatively large footprint - an extension out and back versus 12 and 14 CH. The rear extension appears in line with CH conservatory boundaries. See photographs 2,3 & 10.

The design of the 1980's 10CH development application was challenged somewhat to blend in visually with the Listed GG side (rear of 10 CH / front of GG) but also to integrate architecturally to the adjoining CH terrace. The plot of 10CH being higher elevation (up the hill) and staggered to the rear side of GG terrace. Design was challenged not to overlook, overshadow, overbear the GG terrace rear gardens numbers 11, 12, 13 to the side and 14GG to the rear. Adverse affect upon privacy to neighbouring properties an obvious design concern.

In order to achieve the desired design requirements the existing building contains a fairly elaborate roof design (see photographs 4,5,6 & 7). The existing roof design is an attempt to stay in keeping with the current listed architecture of Listed GG properties, in particular the roof lines, materials. The existing dwellings roof is an attempt to show consistency front and rear elevation versus GG terrace. The photographs show clearly the design objective has been met with respect to blending in. The existing roof not only blends in from front and rear elevation but also is sympathetic with respect to skyline – allowing natural daylight/sunlight into GG gardens and an obvious break/gap between the CH and GG terrace keeping the terraces separate and distinct.

There are two vertical windows within the existing 10CH dwelling that face toward the rear of GG gardens and overlook the 13GG rear extension (photographs 6 & 7). Both windows are frosted out, small and in current size and form do not pose a threat to privacy for the GG terrace gardens or aspect toward the large CH terrace (down the hill). The frosting out of the side windows an essential requirement to achieve desired privacy concerns of the GG terrace. Other high level windows are velux windows, which as expected point toward the sky with minimal risk of overlooking or reducing privacy. To the rear there is a fairly high level set of windows which currently face 14GG front gardens.

## 2) Neighbouring Houses

GG consist of large mostly Victorian family houses. GG families tend to use their outside gardens throughout the year. During summer 11-13 GG terrace families often spend mornings in the front gardens and as the sun switches over toward the back of their properties occupy the rear garden in the afternoon and evenings. Daylight and sunlight being an important necessity of healthy family living both internally and externally. 14GG has one garden, to the front of the house / to the rear of 10CH.

### 3) Planning Application

#### Design and Access Statement

Page 5 of the report suggests 3 problems with the existing property:

- 1) Increase usable outdoor space to the rear
- 2) Change the roof by design and size in order to increase usable bedroom space
- 3) Moving the Kitchen away from the basement level

#### Comments

In our view the reports and drawings are badly constructed with inaccuracies and inconsistencies throughout.

There is a large list of errors but the major ones we note as follows:

#### A. Aerial View inaccurate

Often the report seems to miss out the extension and important living space of 13GG. Perhaps a better / more accurate view is as per google satellite image :

<https://www.google.co.uk/maps/place/10+Christchurch+Hill/@51.5584431,-0.1733235,56m/data=!3m1!1e3!4m2!3m1!1s0x48761a626c8650f9:0x6fcad1e2c9d320fc>

13GG extension contains two floors, basement play room (with light permitting floor / glass) and a first floor family room, glass roof. Please see photograph 9 to show size and materials used in 13 GG extension.

#### B. Gap between 10CH and 13GG inaccurate

The gap between 13 GG and 10CH appears to be much smaller in 3D diagrams and in some cases there is no gap demonstrated in the drawings and findings. Please see photographs 4,5,6,7 & 8 for an accurate perspective on size and dimensions of the gap between 13GG and 10CH. We would estimate that the wall to wall gap between 10CH and 13GG is about 7 feet. We note from side elevation that the gap between the rear 13GG wall and the wall of the top floor level is not included in the elevation drawings – we estimate that distance between the rear of the top level and the rear of 13GG is approximately 2 feet. This gap is important since it allows obvious separation of building and demonstrates sunlight/daylight access toward the side and rear of the GG terrace.

#### C. Entrance Door and associated building missing or inaccurate

13GG is a mirror image of 11GG. Both properties have entrance doors to the side of the building. This entrance door at ground level allows a room above at first floor and a room below basement level. This symmetry makes the GG terrace complete. The entrance door and associated building does not appear many of the drawings. 13GG has reduced light due to the brick wall and building of the existing 10CH. The two windows to the rear of the entrance door side building are also not clearly identified. Please see 8 and 4 for an accurate perspective on the position of the buildings windows.

#### D. Gas flue and soilpipe flue excluded

Behind the door entrance and to the rear at first floor (and above) level there is a gas flue and soilpipe. See photographs 7 and 11. This must be respected in all planning drawings / applications. The gas flue comes from the boiler which is situated in the basement level of the 'front door/hallway' building. The drawings of the flue appear in some of the drawings but not all – eg PI\_P003 contains an attempt at drawing the flue and soilpipe but the scale seems to be inaccurate.

#### E. Schroeders beg Daylight & Sunlight report

We find this very hard to read and understand. We also suspect that the findings are based upon the aforementioned inaccurate drawings and plans, in particular the lack of attention to the gap and the windows of the entrance door building.

### 4) Conclusion

#### Design

The Camden Planning Guidance documents specifically Design (CPG1) and Amenity (CPG 6) contains important considerations and guidance with respect to planning applications.

#### CPG 1 Design

##### Section 2.09 – Context - Objection

In our opinion the redevelopment will negatively change the character, history, archaeology and nature of the existing building on the site.

##### Section 2.10 Building Design - Objection

In our opinion the bulky, large modern mass proposed does not fit in to the environment proposed. The change in roof design compromises the current blending in of 10CH with respect to GG, in particular front and rear existing dwelling roof elevations. The rear extension proposed to extend out to 13GG



front door would compromise the architectural symmetry and consistency of the GG terrace (11-13).

The increase in particular to upper two levels (first and second) including the filling in of a substantial gap between 13GG and 10CH together with rear extension at higher levels all the way to 13GG entrance door seems inappropriate. We believe the proposed redevelopment will change the skyline for all surrounding properties and all will experience negative impact.

The upper levels extension is likely to materially change garden and neighbouring household family rooms sunlight and daylight as well as materially threaten privacy to the gardens of the family extension of 13GG as well as gardens of 12 CH, 11,12 ,13 and 14 GG.

#### Section 2.13 Tall Buildings - Objection

10CH already overlooks and overshadows GG properties but within the 1980's design a negotiated level was achieved with the council. Any extension will increase the overlooking and overshadowing. The skyline will undoubtedly change for the worse. The filling in of the gap at first and second floor levels will dramatically change the aspect from residents living in the large main terrace along CH.

#### Section 3 – Heritage Concerns - Objection

Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.

Arguably Hampstead village is one of the finer locations within Camden and Gainsborough Gardens an integral part of Hampstead village which exhibits distinctive, historical and architectural properties.

In our opinion the proposed building does not blend in. The proposed change to the current roof design will compromise the Heritage, especially of that of GG Listed architecture.


#### Section 4 – Extensions, alterations and conservatories - Objection

The alteration/extension of the 33% increase in floor space has a dramatic effect on neighbours. Sunlight, daylight, overshadowing, privacy obvious areas of concern. Excavating into the hill/land also a risk factor. Hampstead has many examples of subsidence and underground movements. Any change especially to hill areas are likely to cause an effect to neighbouring properties.

#### Section 4.1 - Objection

"Rear extensions should be designed to not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light/pollution, privacy/overlooking, and sense of enclosure"

We feel that the design does the opposite to the above statement.



#### Section 4.24 - Objection

"Development in rear gardens should not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding areas"

We feel the design does the opposite of this statement especially raising, extending the building and filling in the gap between 13GG and 10CH.

#### Section 5 – Roofs, terraces and balconies – Objection

We object to the change in design of the roof, the extension of the roof both front and back. The scale and visual prominence will dramatically change and have a negative impact in particular at the rear and side (13GG). The current blending in of tiles, position and general design will materially change in a negative manner for side, front and rear elevation.

#### Section 5.8

"Any roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse affect on the skyline, the appearance of the building or the surrounding street scene...buildings with higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition"

The extension to the top two floors is exactly what section 5.8 is aimed at, should the planning be consented there would be an adverse affect on skyline as well as an adverse affect on the appearance of the building and the increase in size to an already overly large house on a relatively small plot would unbalance the architectural composition.

#### Section 6 – Landscape design and trees – Concerns and Objections


##### a) Rear Garden

Objective 1 of the Design and Access statement report suggest the proposal would increase the usable outdoor space to the rear. We believe the extension will reduce the usable garden space. The existing rear garden tree would suffer tremendously from the proposal.

##### b) Front Garden/Entrance

"Proposal to erect "cedar cladding" and associated glass and oxid cladding to the entrance of 10CH."

The existing solution makes it hard but possible to maintain the garage and gutters, downpipes of 13GG. The solution to erect a cedar cladding fence may improve the aesthetics from bamboo but will make it impossible to maintain the 13GG garage/outbuilding.



Object to Cedar Cladding upon existing wall front garden. Objection based upon access for maintenance for garage building. The existing solution barely allows access (wall and bamboo).

Camden Planning Guidance 6 – Amenity, Daylight and Sunlight

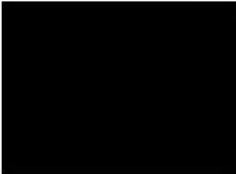
Section 6.6 Daylight - Objection

We feel the planning proposal will adversely effect daylight to front gardens (13 and 14GG) and rear gardens (11,12 and 13GG). The existing building arguably reduces daylight more than appropriate levels and we feel the proposed 33% extensions, mostly to higher floor elevations will increase the impact to a much higher unacceptable level.

Section 7 – Overlooking, privacy and outlook - Objection

The proposed increase in building / extension size is likely to reduce privacy, detract from neighbours outlook and overlook 11,12, 13, 14GG as well as 12 CH and the large terrace of CH.

We thank you for letting us, neighbours of 10CH write comments to you with respect to the redevelopment. We are not objecting to redevelopment of the site. We look forward to an alternative solution taking into consideration our comments as well as our neighbours. Please include us in your recipient list for respective decisions made and general progress updates with respect to the proposal.







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