

1 Pilgrim's Lane

London

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Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
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3 May 2014

Camden Planning Ref: 2014/2517/P and 2014/2673/L

Dear Planning Committee,

I am writing in response to the above-referenced planning application regarding a proposed roof terrace with metal railings and timber screen on a new kitchen extension at 40B Rosslyn Hill, Hampstead NW3 1NH. Having objected to the initial application last year, which was rejected, I must strongly object once more to this proposal. I believe it would have a devastating impact on the adjoining properties. The levels of noise and disturbance and the intrusion of privacy are all serious obstacles but the heritage aspect with regard to this outstanding listed Horace Field building remains an insurmountable problem.

I summarise my objections as follows:

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 just 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.

2. The issue of overlooking remains paramount. The property 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. Accompanying this letter you will find 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 their kitchen extension last year they installed large steel supports on the flat roof 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 allegedly 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 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.

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. 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.

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 large, graceful windows on this site. I accept 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.



