



Dear Ms Miller

My family has lived in Gainsborough Gardens for the last 20 years or so. I have also looked at the plans for this application and wish to object strongly.

I agree with what has been written by my neighbour Ellie Pole. The existing house at 10 Christchurch Hill blends nicely with its surroundings. The proposed new building is wholly out of keeping. It will damage a famous and much admired neighbourhood. There is also a risk that the excavations required will upset the fragile balance for drainage in this vulnerable area.

Yours sincerely

Christopher Style
6 Gainsborough Gardens
London NW3 1BJ



Dear Ms Miller,

This is my second attempt to object to this planning application, as there seems to be something wrong with the website and my first submission didn't send.

I am writing to you as the owner of a neighbouring property and as a director of Gainsborough Gardens Ltd with responsibility for planning issues.

I have viewed the drawings of the proposed 3 storey house with large basement, and wish to register my personal objection, and the objection of Gainsborough Gardens Ltd.

The proposed scheme is completely out of character and shows no regard or respect for the surrounding neighbourhood in this immensely historic area of Hampstead. It is sited between the fine late Victorian houses of Gainsborough Gardens, the Georgian terrace on Well Walk, and the terraced houses on Christchurch Hill itself, with which the existing house at least attempts to blend.

Camden's own Conservation Area Statement has a section (one of only six) called 'Christchurch' which emphasises the historic and architectural importance of this enclave. In Camden's statement, it says

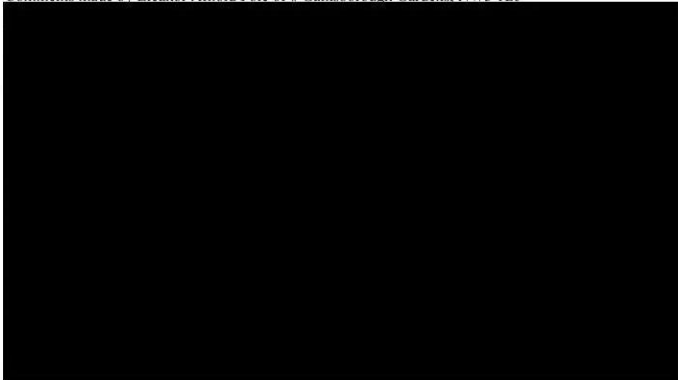
'Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between

areas, all laid upon the dramatic setting of the steep slopes... [the architecture] also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole'. Of course there are more recent additions, but these have architectural merit, which this design does not - it represents an ugly intrusion, whose windows and roof design in particular have nothing in common with the surrounding buildings.

As well as riding roughshod over the Borough's conservation policy, the scheme includes a large basement which would exacerbate the existing problems with road collapse and potholes which occur frequently in this area, and which, I was told by our local councillor, who is studying the phenomenon, are caused by the huge increase in basement excavations, causing frequent flooding and road collapse. These basement developments prevent efficient drainage from the many underground water courses, in particular the sources, in the near vicinity, of the River Fleet.

The Victorian residents of the Christchurch area included many pioneers of conservation and resistance to over-development, and it would be a terrible shame to allow the kind of intrusion this proposal represents. I have been living here for a number of years and regularly come across tourists who have come from all over the world to admire the architecture and absorb the atmosphere of Hampstead's charming streets. Camden is responsible for preserving the charm and integrity of assets such as the Hampstead Conservation Area, and on behalf of my neighbours, I strongly urge you to refuse this unsympathetic scheme.

Comments made by Eleanor Arnold Pole of 8 Gainsborough Gardens, NW3 1BJ



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

Dear Ms Miller

10 CHRISTCHURCH HILL, LONDON NW3 - 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

OBJECTION TO PLANNING APPLICATION

We refer to this application and strongly object to the proposals, the detailed material reasons for which we explain in this letter.

Pre-Application Consultation

Whilst the applicants allude on the planning application form to a pre-application dialogue with the Council, we are not aware of any effort made by them to engage with us, our neighbours or residents in the immediately surrounding area; a process specifically encouraged by the Government.

We can only assume that the applicants consciously ignored the community because they instinctively knew how the community would react and how poorly the proposals would be received.

Accordingly, there is no Statement of Community Involvement accompanying the application.

In our opinion, this reflects the applicant's complete disregard for community and the significant adverse impact of the proposals on those neighbouring the development particularly and the surrounding area generally.

Like the many objectors to this application, we have no objection in principle to the redevelopment of the existing property. However, the current proposals are completely unacceptable to us as a matter of principle. If the applicants had had the courtesy to meet with us prior to the application we may have been able to give constructive comments on what may be an acceptable redevelopment.

Heritage & Design

The Design & Access Statement accompanying the application states that the proposal is "contemporary in its design and detailing, yet sympathetic to its context by complimenting the existing traditional setting."

This we consider to be a completely ludicrous assertion without any substance or justification.

In our opinion, the proposals are completely out of character with the surroundings and will cause demonstrable, significant harm to heritage assets including Buildings Which Make A Positive Contribution to the Conservation Area and more generally to the character and appearance of the Conservation Area.

By this we refer to scale, bulk, form, appearance and materials selected for external surfaces.

The elevations are particularly objectionable, with the mass of solid surface being more appropriate for industrial buildings and the fenestration of a modern office complex. Cumulatively, the applicants display complete ignorance of design principles and no regard to the design and heritage value and importance of the site in its context.

We note that the Design & Access Statement states that "No.10 is a residential property which lacks any architectural merit and is therefore neutral to the character of the conservation area."

We would not necessarily disagree with that comment but patently the proposal is not neutral and will significantly harm the character and appearance of the conservation area.

Whilst every application is rightly considered on its own merits, we are extremely concerned that if permitted, this alien addition to this historic townscape will irrevocably damage the visual tone of the area. This will in turn encourage others with the same disregard as the applicant for our precious heritage assets to promote incongruous schemes and use the current application if approved as a reflection of the area when plainly it is not and never should be.

The National Planning Policy Framework (NPPF) of March 2012 sets out the requirements for good design to which the Government attaches great importance including that: "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people...." and that it should "..... respond to local character and history, and reflect the identity of local surroundings and materials..."

The NPPF states that "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."

There is no heritage impact assessment with the application, which we believe is further evidence that the proposals patently adversely impact on heritage assets and cannot be justified.

The NPPF sets out clear criterion for assessing and refusing applications impacting on heritage assets, including:

1. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
2. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
3. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
4. Where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent.

For all the reasons stated, there are clear and compelling reasons for the Council refusing the application on heritage and design grounds.

Structural Issues

We are extremely concerned that the proposed basement would have severe structural implications for neighbouring properties.

Basements such as that proposed in this application have been proven to have caused structural collapse and cracking both in the short and long term.

We are also extremely concerned over the implications of the proposed scheme in terms of surface water flooding and flash rainstorms which is ignored by the applicant.

The scheme simply cannot be assessed without a Construction Method Statement reflection geotechnical considerations and indeed in the absence of a Flood Risk Assessment and Surface Water Drainage Strategy.

These are all material considerations which in failing to be addressed by the applicant are grounds for the application's refusal.

M&E Plant & Sustainability Issues

A house of the scale proposed in this application is likely to have significant Mechanical and Electrical plant requirements.

Indeed, it is noted from the Design & Access Statement that the applicants make great play on the fact that the proposed building will be designed and constructed to be as airtight as possible yet there are no details of proposed ventilation.

The Statement loosely refers to the location of ventilation and service controls without detail.

Yet the application is unsupported by a Mechanical and Electrical Method Statement setting out the proposal's requirements in this respect, potential adverse outputs and therefore need for mitigation measures.

Such material considerations in this regard include adverse noise impact on which again the application is silent.

If the applicants were so confident of the proposals' sustainability credentials, then the application should have been accompanied by an Eco Homes Pre-Assessment Report. Where is the Applicant's proof that the proposals will meet Eco Homes standards?

These are all plainly matters of principle without supporting information on which the application is unacceptable and should not be determined in its current form.

On the related subject of Sustainability, we note that the Design and Access Statement accompanying the application refers to PPS1 of December 2007 which of course was replaced by The National Planning Policy Framework (NPPF) of March 2012.

The NPPF states that "Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations" and "Sustainable development is about change for the better."

The NPPF states that there are different dimensions to sustainable development including environmental which entails "contributing to protecting and enhancing our natural, built and historic environment; and always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings."

This we contend is blatantly ignored by the applicants and therefore the proposals fail to comply with the NPPF.

Trees

By the applicant's own admission, as acknowledged on the planning application form, "there are trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development."

There is no Arboricultural Assessment accompanying this application to address the impact of the proposals on root structure and canopies and thereby integrity of mature tree specimens.

As such, we are extremely concerned that the proposed basement will result in the loss of mature tree specimen which will impact on the verdant quality of the conservation area.

Trees are of course expressly protected in conservation areas and unless this matter is completely and satisfactorily addressed by the applicant, then this application should be refused.

Implementation of the Proposed Development

The applicants have failed to address the impacts of the scheme's development in terms of the considerable disruption it will cause to the occupiers of neighbouring properties in terms of excessive noise, dust, vibration, and loss of on street parking provision.

Indeed, the applicants have failed to address noise levels from the construction works and they have made no commitment to enter into a S61 Agreement under the Control of Pollution Act 1974.

The application's failure to provide a Demolition & Construction Noise, Vibration and Dust Management statement is of great concern to us.

In addition the blocking up of the pavement during the works would bring about health and safety concerns.

It should also be borne in mind that this may not be the only redevelopment scheme in the area. Therefore, the cumulative impact of similar works in the immediate area must absolutely be taken into account.

Conclusion

May we reiterate that we have no objection in principle to the redevelopment of the existing property.

However, for all the reasons we state in this letter, in our opinion the proposals in their current form are completely unacceptable and we would request that the Council refuses planning permission for this scheme.

We would also request that you keep us informed of the application's process and how the Council intends to decide the application.

Yours sincerely

Mr & Mrs I Wilson



The Heath & Hampstead Society

P.O. BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2014/2116/P

Address: 10 Christchurch Hill NW3

Description: New house.

Case Officer: Rachel Miller

Date 29 April 2014

We do not object to the demolition of the existing house, which we agree is of little architectural merit, or to the general design of the proposed new house; it would be a considerable improvement.

We are concerned, however, about two features of the application:

1. Lack of Basement Impact Assessment.

It is appreciated that there is an existing basement over most of the site coverage of the new house, but

- a. there is a significant new area of excavation at the rear of the house, and
 - b. the house is semi-detached—almost fully terraced—and the stability and security of the adjoining houses must be safeguarded. This can only be assured by a BIA.
- It is of concern that no cross-section of the site and new house is presented, showing the relative configurations and floor levels of the 3 houses, or any indication of foundation strategy.

2. Cladding materials

We applaud the proposal for the use of matching facebrick over much of the front and rear elevations, but do not understand the annotation “Teco oxid” This looks like a sheet metal cladding (lead? zinc?), possibly acceptable at roof level, but surely unsuitable at pavement level, where a hard brick or masonry material would stand a chance of withstanding long-term wear-and-tear sustainably.

Please negotiate on these two issues; otherwise, refuse.