

REQUEST FOR COMMENTS/OBSERVATIONS FROM:

Please send in your comments by email to planning@camden.gov.uk, submit comments directly when viewing the application on the web ("view related documents - my submissions") or alternatively, fax your comments to us on 0207 974 1930. Please make it clear which CAAC you are representing.

Redington/Fogral CAAC

38 Heath Drive
London
NW3 7SD

Application ref: 2013/7355/FP

Associated ref(s):

Date of consultation: 26 November 2013

Proposal: Erection of a part 3, 4 and 5 storey building as well as basement level comprising 21 residential units (3x 1 bed, 13x 2 bed and 5x 3 bed), basement swimming pool area as well as associated landscaping and formation of refuse recycling storage area adjacent to Heath Drive and conversion of existing garage to bike storage following demolition of existing dwelling house.

Comments: OBJECT NO OBJECTION COMMENT
(Please tick as appropriate)

*The object to this proposal.
Lots of a positive contribution to the CA (DP 07.6 05.7)
with its setting, an important green cone. (E8 14.11)
Excess site take-up.
Architecture proposed in error trying to replicate the early
20th century art and crafts style in a clarity and
but create back relative to Heath Drive help beams.
Please see attached letter with objection of this scheme
and our support of HTS consultants.*

JOHN MALET-BATES

11 December 2013

Name (block capitals only -
no signatures please)

Date:



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**38 Heathdrive
2013/7355/P**

I attach Hampstead Heath Societies comments below which I agree with in its entirety.

1. The demolition of existing property is unacceptable, both in the context of its contribution to the character of Heath Drive, and as we see it, as a test case for the newly-established protection of Locally Listed buildings.
2. plot ration; The existing building sits in an adequate plot of land, currently surrounded by green vegetation and some old trees.
The previous adjoining gardens to the rear and side of this property, notably on 37 Heathdrive, have already been sold and developed with separate accesses both from Finchley Road and Heathdrive.
3. Conservation area Character; The Conservation area is quickly losing its character and its green spaces with such poorly designed, bulky projects and proposals.
The tragic loss of an almost gate lodge like building, to Heathdrive including many Quennell-designed listed houses in the road is undesirable.
4. Massing; The current proposals are un-recognisable by it incongruous massing on this tree lined Road.
The proposed massing and height of the proposed is detrimental to the CA area, and is not in keeping with the vision for future conservation pressured by inappropriate over development.
5. Proposals-Elevations; The Finchley Road elevation is too Bulky, and is badly conceived which had internal design layout has created an inappropriate external expression.
You need to only look across the Finchley road, on the opposite side to this location and you see the very detailed and well designed blocks which has far better presence than what is now proposed.
The facade is uncomfortably raised on the South part of the proposed Finchley elevations with a double height, almost a flank wall, what I presume is the lift shaft over run area bang in the middle of the elevation.
6. The loss of green space; and older Trees in particular, and replacement with young saplings is objectionable; The loss of shrubbery around what is a good moderate footprint of a locally listed building is objectionable.
7. Basement; Many of the properties on Finchley road have no basement, as infrastructure could be immediately below surfaces to pavement level. Flood risk to buildings across Finchley Road is paramount
This proposal should be refused on grounds of over development, and loss of green space in CA area.