

London Borough of Camden  
Planning Department  
Town Hall  
Judd Street  
London  
WC1H 8ND

21 May 2013

Mr Hugh Miller,

**RE: Planning Application Ref: 2013/2715/P**

**Planning Application Address: 3 The Mount, London NW3 6SZ**

I am writing to object to the works of demolition of garage an installation of a new window and timber cladding to studio outbuilding ancillary to dwelling house (class C3) as proposed in the above application reference.

No. 3 The Mount is within the conservation area of Hampstead Village, the changes proposed will have a detrimental impact to the character of the area and will affect surrounding neighbours and myself.

The demolition of this structure will significantly affect the appearance of the area; in The Mount itself, there is a built garage at Cloth hill and in Holly Mount there are two other garages at No 14. The Garages that face Holly Mount, including the one relating to this application, all are brick built, with panelled white doors which keep cars protected, noise contained, out of view and offer even and pleasant lines that are in keeping with the character of the Village and surrounding buildings

The existing garage structure is built above a studio, external to the house, which makes it 1<sup>st</sup> floor level in relation to the layout of No 3 The Mount. Access between the garage and house is gained through a side door two ways:

- by a foot path along the side of the boundary wall with Holly Mount and steps into the back of the house
- by steps on the side of the garage leading to ground level into the back of the house

Both this accesses allow those who enter/exit the garage to do so with some degree of privacy from my home.

The ground levels between The Mount and Holly Mount are significantly different; the garage structure at No. 3 The Mount is equivalent to 2<sup>nd</sup> floor level in relation to No. 1 The Mount. This garage structure is seen from the garden, ground, 1<sup>st</sup> and 2<sup>nd</sup> floor back windows of my property.

This garage structure, as it stands, offers us some noise shielding and allows us to conduct our daily home lives with privacy from neighbours, passers-by and The Holly Bush pub customers; furthermore, the height and position of the garage structure offers us protection from intruders.

The demolition of the existing brick built structure and its new layout and use as open, off road parking spaces will not only expose us to the loss of our existing enjoyment of privacy, but also increase our exposure to neighbours, their relatives, friends, tradesmen and all of those who gain use and access to parking there. We will have the extra noise nuisance of closing car doors, noise of engines and fumes. The installation of a sliding timber gate would be significantly different to the existing lines, as I have already mentioned.

I would appreciate a site visit to my address so that you can see how this proposed works would have an impact in Hampstead conservation area as well as in my family life.

  
Monica Brakesley