

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/4610/P	Ned and Victoria Beale	Flat C 128 Greencroft Gardens London	31/07/2014 17:46:27	OBJ	<p>We are writing to object to planning application 2014/4610/P. This is a proposal for the erection of a two storey building in the garden of 126 Greencroft Gardens, following demolition of the existing studio in the garden, and the erection of a glazed single storey link to the ground floor flat.</p> <p>Although the drawings in the application do not include measurements, it is stated in the text that the additional floor space is 20 square metres. This is a substantial increase, and by linking the main house and the garden building, the building would extend over the majority of number 126's garden. It also seems that the new building may be higher than the existing building.</p> <p>We believe that the proposed increase in the bulk of the building amounts to over development, which, because of the loss of garden and green space it would involve and the nature of the proposed new buildings, would damage and be in conflict with the character of the local area.</p> <p>The property is located in South Hampstead, which is a Conservation Area. Camden's Character Appraisal and Management Strategy dated February 2011 states that "South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character.... The open green spaces of the private rear gardens and the communal gardens between terraces of houses remain undeveloped and are a very important amenity for local residents - both for those who look onto the spaces and those who have access to them."</p> <p>As noted above, an important part of the Conservation Area's character is garden space. We believe that the application is in conflict with this, because of the substantial loss of garden space it involves.</p> <p>Another important element is the character of the red brick Victorian buildings themselves. We believe that the application is in conflict with this, because the proposed glazed link will damage the architectural integrity of number 126, and be incompatible with the design and historic character of the Conservation Area's existing buildings.</p> <p>Further, the conversion of the studio into a two storey building will also increase the urban density, which is undesirable given that the conversions of houses to apartments already causes issues for residents, such as lack of parking and having to use front gardens for waste storage. The building work itself may well be problematic given that the site will take up almost all of the garden and the only access will be through the existing Victorian terrace.</p> <p>This is especially important for the residents at numbers 128 - 132 Greencroft Gardens, which are already heemed in by the building (Westcroft Cottage) at the rear of the garden of number 130 and the existing studio at number 126.</p> <p>However, it is important for the street and area as a whole, which is a classic late-Victorian leafy suburb, and whose character would be damaged by the application. As noted at para 7.14 of the Character Appraisal referred to above, rear extensions: "...result in a loss of amenity of residents and erosion of the leafy, open character of the conservation area". We believe that the application, which is for a full two storey house in the garden linked to the main building, is much more extensive than a</p>

Application No: **Consultees Name:** **Consultees Addr:** **Received:** **Comment:** **Response:**

rear extension and should not be permitted.

We would like to be notified of the committee date.
