



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: 2014/5471/P

Address: 3 Kidderpore Avenue NW3

Description: New house. Demolition of existing house.

Case Officer: Nanayaa Ampona

Date 12 November 2014

We must object strongly to this intrusive and unsatisfactory proposal.

Our main objection has to be qualified by uncertainty as to whether the proposal includes a basement extension, or not. There is no basement plan, but the ground floor/garden plan shows a number of what are plainly rooflights over most of the garden area. If they are not rooflights, what are they? Whatever they are, they intrude into and harm the openness of the garden.

There is no Basement Impact Assessment.

If the applicants believe that a very large basement extension, covering a high percentage of the site, amounts to Permitted Development, and that they don't need to show it on their drawings, then they are at least devious, and grossly neglectful of their neighbours' interests. The construction impact of such work would of course be widespread, and harmful to neighbours; the provisions of Policy DP27 would be disregarded. We are aware of the previous Planning history of the site, which features basement development proposals.

You will be aware that we do not accept that basement work falls within the scope of the Permitted Development rules, and that this is being challenged legally.

We also object to the architectural design of the house, which displays no relationship to the character of the area, as expressed in the Conservation Area Statement, or to its immediate neighbours. Its appearance is reminiscent of a 1970's office building, with multiple intrusive glazing, alien wall materials, and a flat roof completely out of context with the area.

The character and appearance of our Conservation Area would be badly harmed.

Please refuse.