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29 Flask Walk London NW3 1HH

Attn Rob Tulloch
Regeneration and Planning Development
London Borough of Camden
Town Hall
Judd St
WC1H 8ND

20 January 2015

Dear Sir,
Planning Application 2014/7778/P: 6 Streatley Place NW3 1HL

I wish to object to the above application on the following grounds.

1. The applicant seeks to develop an area of land currently occupied by *derelict buildings* which in fact were, until recently, used for storage of greetings cards and scented oils for a local business trading on High Street.

Now, the Hampstead Conservation Area statement (p.58) states that such open spaces are valuable: *pressure for backland development can reduce the quality of the visual as well as the ecological environment.* This does apply to this case, as I argue that the site proposal is substantially enclosed by a number of tightly spaced residential properties and it fronts onto a narrow passageway flanked by high walls. Overdevelopment of this site is inappropriate.

2. a I consider that new build which is prised , two double height stories plus a final floor studio and roof terrace proposed, would not fit well in the present surroundings of mostly Victorian dwellings. As the applicant has pointed out there are examples of worthy modern buildings in Hampstead, but I consider that this proposed design is out of place in scale and design for the locality.

The Hampstead Conservation Area statement (H22) states '*new development has not always taken account of the area's history and its context. Modern architectural design will not be resisted per se but it should be considerate to its context.*'

2. b Also the proposed higher stepped wall to Streatley Place is taller than currently exists and looms over the footway, further closing in this narrow pedestrian way. This is not considerate.

3. The Hampstead Conservation Area statement (H10) states '*proposals should respect the original style of boundary and these should be retained or reinstated.*'

I consider that the boundary is not respected in these proposals and will be massively built up.

4. From the Design Statement 3.6, it speaks of the proposed largely 'blank frontage' facing to Streatley Place lending an '*air of mystery*', they praise their proposal for its walled-up and sealed-off appearance.

Far from constituting a sympathetic addition to this tightly packed locality and narrow passageway the proposal is clearly not seeking to be part of the neighbourhood, but is also seen to face away from the Hampstead area to beyond Streatley Place. The proposed high proportion of bricked up, blinded windows look ugly, Hampstead has a few of these already dating from the hated window tax.

5. Section 3.3 of the Design Statement claims that the building aims to minimise the impact on neighbouring properties. Yet the picture below shows three forbidding double height stories this substantial infill also overshadowing this busy pedestrian passageway leading to the large New End School. (Streatley Place)



View up Streatley Place towards the site

(Romanticised by the applicant with a pair of cormorants flying overhead)

6. I quote: *Its massing is therefore composed to offer views (to its occupants?) and provide privacy for both residents and near neighbours*.

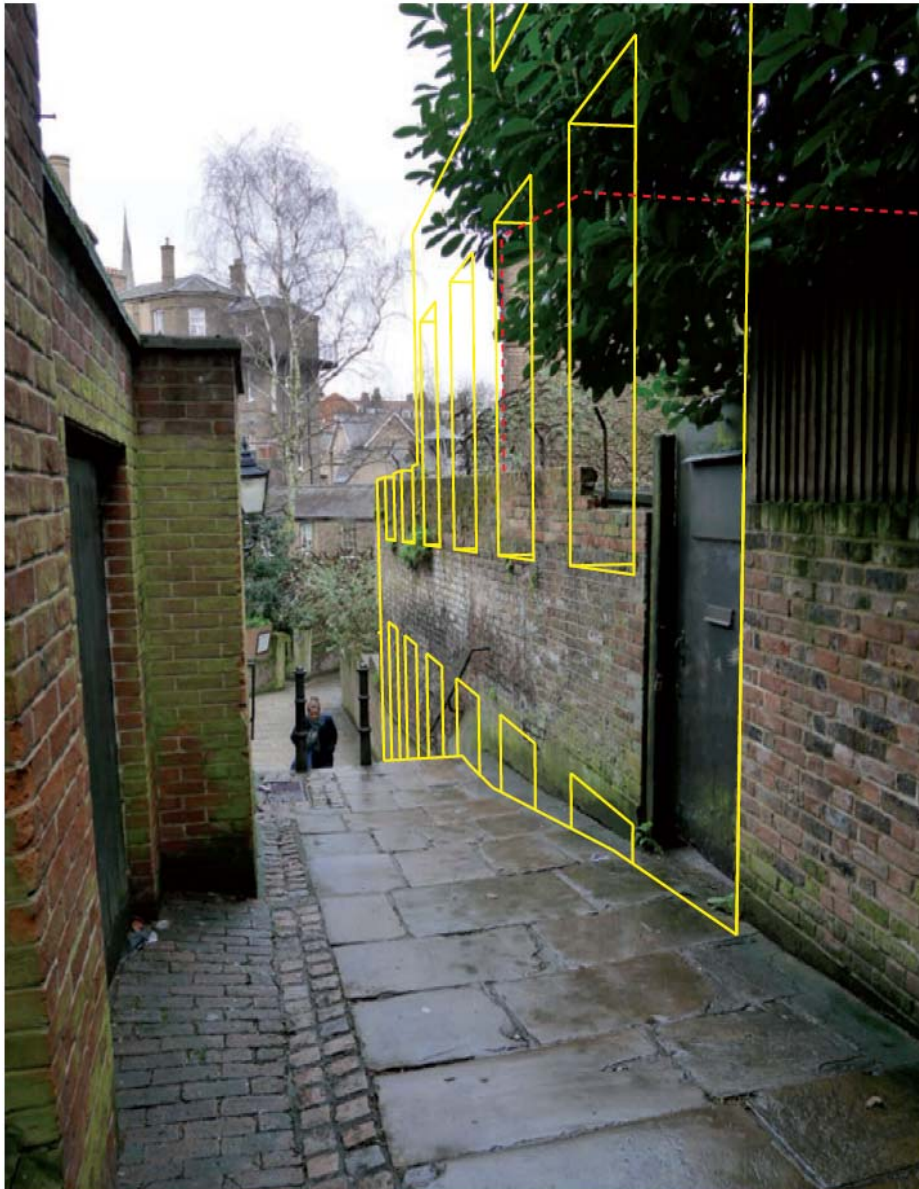


From Design Statement P 26, Streatley flats to the right .

The image above is taken directly from the design statement and shows considerable massing laterally much greater than the 'old build sheds', and this new build faces directly into the main windows of the many flats in New Court.

In addition please note the two storey Victorian houses, 'Streatley Flats', to the right. Here *issues of massing*, southerly light blocking and overlook are manifest over this pedestrian access towards Streatley Flats. Also, this image could be misconstrued. Note that to the left are the pitched roofs of the existing storage sheds (shown red dashed). However to the right are taller semi circular *dashed* elements which appear to be on the site, but are actually located well beyond, up the steps beyond the next garden and are in fact a house, number 3 Streatley Place, which does not overlook the Streatley flats at all. Thus the rectangular flank massing of the proposal in this image, on the site, is much nearer and much larger than that which presently exists. The proposed North East facing flank wall to Streatley Place will also turn this part of Streatley Place into a dark canyon. This image also misses out the proposed roof level *Constable's Studio* seen on other drawings.

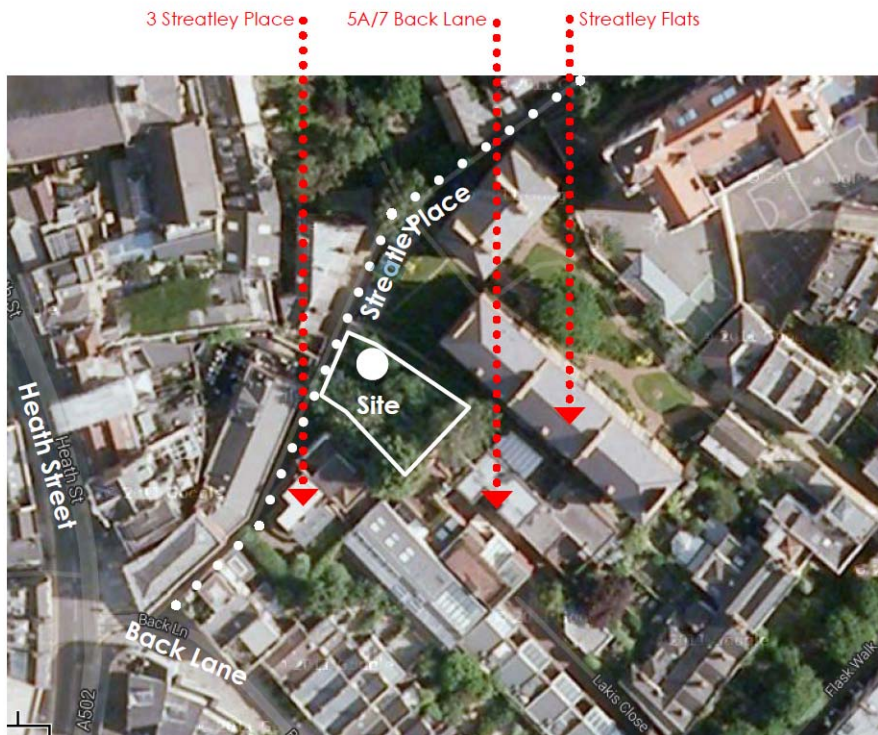
7.



From the design statement, page 26

Considering this illustration, the massing on the right to this pedestrian alley is so high it would not fit in the image despite the wide angle view used. Note that there is another complete tall story (not shown here) of the new building above the old door in this image. Again it is clear that the proposal is inappropriate and out of keeping with this location.

8. Errors in the Annotation of the Aerial Photo DS Page 4



Annotated aerial photograph showing site location and neighbouring buildings

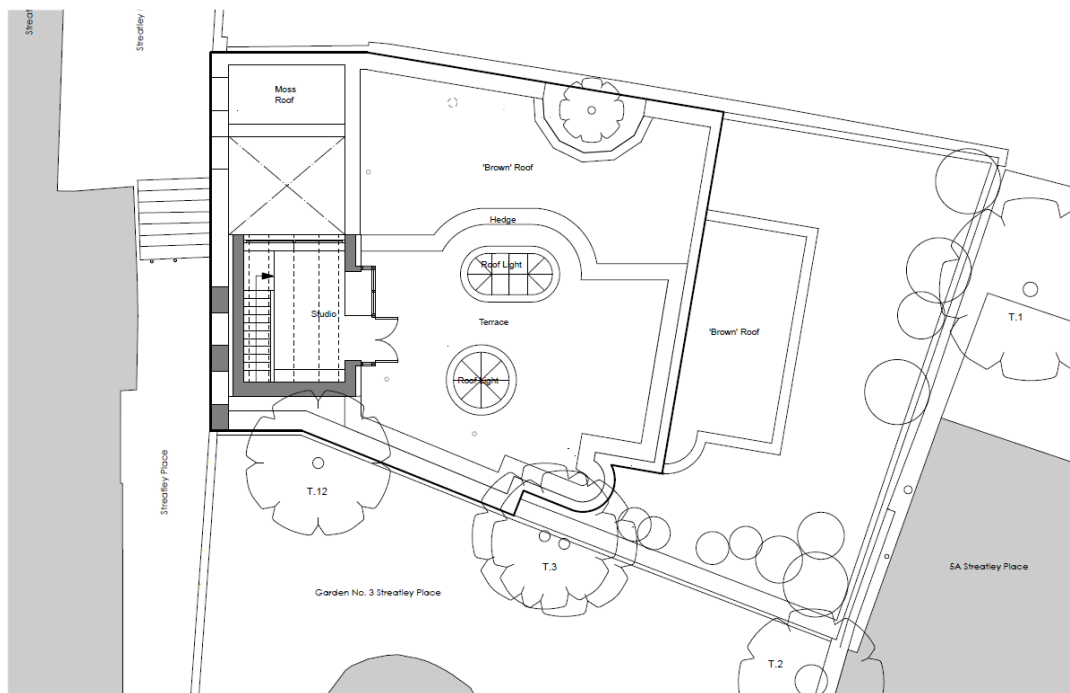
There are numerous errors of fact and description and also some confusion with the compass in some places. The above image is on the fourth page of the proposed development showing the site and its relationship to local buildings. This forms the basis of arguments about proximity and overlook and what faces what. I would point out that there are several errors which I consider materially affect the application and the arguments set out.

The passage Streatley Place is correct but '5a/7 Back Lane' is not; this is actually no 8 Lakis Close whose access is via Flask Walk. Also No 3 Streatley Place indicated is actually No 2. The 'Streatley Flats', greatly affected by the proposal, is incorrect; this is in fact one of the tall blocks of the New Court building. Streatley Flats are actually across Streatley Place, facing the site. This latter error arises from a misreading of the OS map for this locality coupled with an inadequate site survey.

Thus I fear that some of the discussion and claims about the site and buildings, and the thoughtful fitting in the new build, may refer to the wrong buildings in the wrong places. This potentially undermines the planning statements and claims about compatibility with the local infrastructure.

(There are other errors in the DS concerning nearby buildings, both in naming, location and context.)

9. I now refer to the Second floor plan DS Page 22



Second Floor Plan

Considering the second floor plan there is a '5a Streatley Place to the far right', which does not exist. Does the designer really understand the site?

The designer might be referring to No 7 Lakis Close which backs onto the proposed development.

Please also note that concerning overlook, there is a proposed high level, timbered floor, southeast facing roof terrace to the right with direct access from the studio to the left, this closely overlooking the back windows of a house, 7 Lakis Close (not drawn in). Whilst this illustration notes the 'second floor', the description describes two stories with double height interior spaces and so I point out that the roof terrace is at third floor height or a little more, with substantial overlook, small areas of proximate 'brown roof' areas with a possible birds nest notwithstanding.

10. The proposed development is intended to be used as short term 'holiday' accommodation. I consider this to be inappropriate for a site located in the middle of a densely populated residential and pedestrian locality area free of traffic.

The Design Statement 4.4.2 suggests that visitors, hotel, hostel guests would be bound by strict terms and conditions to discourage noisy or objectionable behaviour which would be disturbing to neighbours.

Please note that perhaps 25 households are closely proximate to the new development and thus the potential for disturbance and nuisance is great. Without staff on the premises how is peace and quiet to be maintained on the new premises, for this tight residential grouping?

The temptation in good weather to hold noisy gatherings or even parties on the proposed roof terrace would be almost overwhelming.

11. Access to the site is problematic. The proposal to put materials and loading access some distance away at Boades Mews (also misspelled in the DS) makes no sense as it is the other side of a very busy primary school (New End) with pedestrian access only. The logical and closest vehicular access is from Back Lane and will prove difficult in any case as parking is very limited and is very busy servicing the shops and restaurants of Heath Street. Flask Walk exclusively feeds Back Lane and both are one way, single lane working, via from Flask Walk Green. Lorries get stuck here 5-10 times a day; and I know because I monitor it.

Boades Mews itself is a busy pedestrian thoroughfare for parents with prams and children to New End School.

12. Vehicles delivering and dumping concrete and sundries for the new build to Boades Mews as a holding bay, as proposed, would not be appropriate and this possible access and storage concession must be refused.

For these many reasons I request that Camden refuses permission for the current proposal.

Yours sincerely



Martin Colloms C.Eng MIEE, MIET, MAES, Chartered Engineer