

11 March 2015

Dear Ms Shepherd

Application No. 2015/0437/P: 12 Maryon Mews, London NW3 2PU

I object to this proposal.

The pioneering post-war architect Ted Levy designed Maryon Mews. He was famed mainly for his radical home designs of the 1960s and 1970s. Maryon Mews is a fine example of his work where he has created a high-density low-rise development that has been sympathetically integrated into a tight urban site in an imaginative and innovative way. Every detail of the layout and design of the buildings and spaces, both internally and externally, makes a positive contribution to what is a totally integrated scheme that must be viewed holistically.

It is therefore essential that the overall integrity of the design is not compromised by clumsy, badly designed and ill-considered alterations and extensions. It is for this reason that I would urge you to refuse planning permission for the proposed two-storey rear extension at the above property.

Specifically I have the following concerns: -

- The development as a whole is characterised by small scale and very intimate private and public spaces that provide the setting for the buildings. Any erosion of these spaces would compromise the setting of the buildings and harm its character and appearance. The proposed rear extension captures a significant part of what is an already small private patio area and fills this space with an overly bulky, out of scale extension that totally disrupts the rhythm and grain of the overall development. The building is situated within the Hampstead Conservation Area. The proposed development fails to preserve or enhance the character or appearance of the conservation area and planning permission should therefore be refused.
- The upper floors of the proposed development would overlook the rear garden of 35 Pond Street resulting in a significant loss of privacy to the residents of this property. The presence of two mature palm trees in the rear patio of the application site provide only partial screening and with a proposal of this nature there is always the risk that the applicant may fell these trees at some future date to make up for the loss of private patio space. Such action would only serve to further compound the overlooking and loss of privacy problem.
- The roof void in the proposed extension is of a scale and volume sufficient to be used as a habitable room. If the council is minded to approve the application then I would ask that a condition be imposed removing

permitted development rights in order to safeguard against the installation of clumsy and unsympathetic roof lights.

- The tight urban grain of the development means that neighbours would sometimes require access to adjoining properties in order to carry out maintenance and repair work to the external roofs and walls of their own property. The proposed new kitchen alteration would reduce the space available for the owner of 11 Maryon Mews to maintain his property. If the Council were minded to grant planning permission then I would ask that a condition be imposed preventing the fixing of any structure or device to the adjoining property owners walls. In addition such a condition should prevent any planting in the patio in order to prevent root damage to foundations or damage to the wall caused by climbing and/or other plant species.

For all of the above reasons I ask the Council to refuse planning permission for this proposed development.

Yours Sincerely

Christian Bevington
10 Maryon Mews, London NW3 2PU