



# *The Heath & Hampstead Society*

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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: 2015/1067/P

Address: 12 Wedderburn Road NW3

Description: 3<sup>rd</sup> floor balcony

Case Officer: Simon Vivers

Date 24 March 2015

We must object strongly to this application, on these grounds:

### 1. Architecture

This very extensive balcony, at third floor level, is completely out of character with the fine Harry Measures architecture of the house. It intrudes into the roof design and skyline, giving a lopsided appearance,

The fact that other houses nearby have been permitted balconies (none as large as this one) is irrelevant. Bad precedents do not produce acceptable results, only more bad precedents.

### 2. Overlooking

There would be overlooking of neighbouring properties, not only those in Lyndhurst Road behind the site, but also the gardens of other Wedderburn Road houses.

Large balconies of this size attract large noisy parties; that is usually why they are proposed.

Both visual and noise intrusion is magnified by the height from which they are generated; this balcony would be about 10 metres above garden level.

A thoroughly anti-social proposal.

### 3. Multiple applications

This is the third successive application for work on enlarging this flat, each one nibbling away at what may marginally acceptable. This policy of wearing away possible opposition is pernicious, and has led to widespread public objection; it damages the standing and reputation of the Planning system.

This is by no means the worst local example of the practice, but a line has to be drawn somewhere; this is as good an opportunity as any.

### 4. Premature start to work

Attention has been drawn by neighbours to work having been started on this, in advance of any permission. We do not know if this refers to this balcony work; if so, we trust that Enforcement action is taken immediately. (We appreciate that such observations may have been on other, permitted, work on the premises)

Please refuse