

**Martin Colloms C.Eng MIEE MIET MAES
29 Flask Walk London NW3 1HH**

Atn Neil Collins

Re 2015/0890/P. 36 Flask Walk NW3

24/03/15

Dear Sir

I live at Flask Walk, opposite number 36 the subject of a planning application to extend and raise the roofline with a fourth storey

I hereby object to the following aspects of the application.

The Site

The site was previously the purpose built Salvation Army Hall for Hampstead and was demolished in 1976 to build a terrace of smaller houses now numbered 36-30 with a large underground garage rather lower than street level. The central building, no 32 is half a story higher with a distinctive appearance since it is raised in its entirety to accommodate the shared garage entrance.

At the time this development was praised as a good addition to the streetscape.

(Evening Standard 29/8/1976 by Robert Langdon : *At last I have found two schemes of terraced houses that are worth a second look. The architects in each case have tried to make each unit in the terrace a little different from its neighbour; the first scheme (pictured) is at Flask Walk Hampstead .)*

1. This set of houses is distinguished by those flanking the central (original Hall) being set at a lower height and the argument proposed by the developer that levelling up of this building line is an improvement is in my opinion specious.

2. Regarding overlook and loss of south facing light to my property

The recent building of a fourth floor on number 32 opposite has already reduced the light and privacy available to my property and the creation of a fourth floor on number 36 will further reduce the light to me and to the street, and also to the row of two Grade 2 listed properties opposite, No 37 et al.

3. Flask Walk is very narrow single lane at this point and long term environmental planning considerations indicate that such poorly skylit streetscapes should not be closed in further.

4. In particular I object to the front elevation at the present height being built forward at this 2nd floor level as it will increase the canyon like aspect of Flask Walk and spoil the varied and interesting building line. There are two relevant aspects to the build, the levelling out at the second floor with a volume increase at second floor level and then the building of the third floor above that.

This could set a precedent for the central unit no 34 which is now missing a story since it has that substantial raised ground floor for the garage serving the whole development.

6. If the extra floor, making 4 storeys above the existing raised ground level, is built, it should well set back to minimise its impact on the streetscape. The rear elevations will of course also impact on the bedrooms of the extensive terraced houses in Spencer Walk to the rear of the property

7. In the event of acceptance of the application in some form please place a firm restriction on builders' delivery and vehicle access.

With the several recent developments extending over several years in this particular corner of Flask Walk the builders abuse the disabled parking space opposite for many hours on end, carry out metal and wood sawing and stone cutting on the narrow pavement and almost constantly block in the 9 households in Lakis Close opposite, by parking in their entrance. Heavy builders lorries reversing into the Close to turn round has resulted in a collapsed sewer and a £25,000 bill to the residents to repair it.

When the sewer was repaired the Close paid for bay suspensions so the builders had somewhere to stop, unload, and park their plant machinery.

Yours sincerely

Martin Colloms