
From: [REDACTED]
Sent: 09 April 2015 20:56
To: Planning
Subject: Planning Application 2015/0936/P at 23A Hampstead Hill Gardens

I live in 23 Hampstead Hill Gardens which is directly adjacent to the existing 23A.

I am pleased that proposed 23A is in keeping with the general character/appearance of the conservation area. My objections to the latest revised scheme are as follows.

INCREASE IN SCOPE OF THE PROPOSED DEVELOPMENT: There have been a series of planning applications at 23A Hampstead Hill Gardens including 2007/2949/P, 2011/2956/P and 2013/8020/P. In initial discussions with Camden Planning the extension of the footprint of proposed 23A over the driveway of existing 23A was agreed. Proposed 23A has continued to increase in height, bulk and footprint during the series of applications, for example:

- (a) the rear footprint of proposed 23A now extends some 4m beyond that of adjoining and adjacent houses in Hampstead Hill Gardens;
 - (b) the Community Infrastructure Levy form indicates that the gross internal floorspace of existing 23A is 228 square metres and the gross internal floorspace of proposed 23A is 395 square metres, which is a total increase in internal floorspace of 167 square metres; and
 - (c) the "winter terrace" of proposed 23A is an additional extension of the ground floor living space.
- The increase in height, bulk and footprint of proposed 23A is contrary to Policy DP25 and does not respect 23 Hampstead Hill Gardens.

PARTY WALL: In the 1970s the owner of 23 Hampstead Hill Gardens built 23A in the garden of 23 Hampstead Hill Gardens. The interlinking of these two very different properties would not have happened if there had not been this common ownership at the time of the development. 23A is now being re-developed and the two houses should now be separated and detached. The changes to the fenestration on the front elevation of proposed 23A means that the visual separation between the houses has increased and proposed 23A is now clearly presenting as detached. The Hampstead Conservation Area Statement (2002) identifies the detached villas on Hampstead Hill Gardens for their positive contribution to the character of the area. The gaps between the houses, providing glimpses of the rear gardens, are a feature of the Hampstead Conservation area and are part of the street scene in Hampstead Hill Gardens.

BASEMENT IMPACT ASSESSMENT "BIS": Existing 23A has a partial lower ground floor towards the rear with garages and storerooms. Proposed 23A greatly exceeds the footprint of existing 23A, being a wider building with a lower ground floor taking up a substantial part of the back garden and with a lightwell in the front garden. The larger footprint, the existence of the railway tunnel and the potential for damage to adjoining 23 Hampstead Hill Gardens requires a BIS to be produced under Policy DP27.

COMMUNAL GARDEN: The "winter terrace" with obscured glass introduced to the rear of proposed 23A above the lower ground floor extension and the balcony to the rear of the first floor will result in a loss of privacy, amenity and light in the garden of 23 Hampstead Hill Gardens.

LANDSCAPING: The landscaping plan reveals how limited the garden and planting areas are at proposed 23A, which is not in keeping with the character of the Hampstead Conservation Area.

Please acknowledge receipt of this email.

Regards

AM Hurley