

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0936/P	Bill and Laura Oddie	31 Heath Hurst Road London NW2 2RU	09/04/2015 13:56:30	OBJ	<p>PLANNING APPLICATION 2015/0936/P</p> <p>23A HAMPSTEAD HILL GARDENS, NW3</p> <p>We live at 31 Heath Hurst Road. We have no objection, in principle, to a fitting and sympathetically designed replacement to the current building. However, we are directly affected by this application and have a number of concerns.</p> <p>Our concerns echo those of our immediate neighbours. Although, in our case, we have just been through over six months of extensive re-building work to our neighbouring house at 33 Heath Hurst Road with more months to come. We both work at home so all the dust and noise and disruption has been a total nightmare and the prospect of it all happening again is unthinkable.</p> <p>Firstly, we are not clear why there is this further application now for identical items that were presumably refused in one or more of the previous applications, which go back to 2007. It feels to us like changes are being slipped in "through the back door"</p> <p>We are still very concerned that the proposal would extend the depth of the building at the rear by around 4 metres, encroaching on what is already a very small garden, bringing the building (1) substantially further out than any neighbouring properties and (2) creating a terrace at ground floor level that will look directly on to and in to our garden, affecting our privacy substantially more than the current building does.</p> <p>The "Winter Garden" seems clearly to be a room, not a "garden".</p> <p>A first floor balcony seems to have become a rear terrace. Again, this directly overlooks our and our neighbour's garden and our property and it will impinge much more than previously planned (and considerably more than the current building does) upon our privacy and our amenity.</p> <p>Compared to the current building, which only has 4 normal sized windows, this proposal suggests 6 normal windows PLUS a very large picture window on each floor. Not only do these constitute changes to the proposal approved in 2013 (2013/8020/P), but they will also encroach considerably more upon our privacy and our amenity.</p> <p>There is no basement impact assessment, which we understand is particularly important given the proximity of the rail tunnel.</p> <p>We would like to know (reference para 6.2 and 6.3 of the Planning Statement in support of the application) how the application could possibly be in line with Policy CS6(DP2)? It would seem that the proposed development would convert two family dwellings into one, thus reducing, not enlarging, the supply of homes in the borough. There is a current nearby precedent for this; permission was recently refused for converting no 33 Heath Hurst Road in to one family dwelling. Why is 23a Hampstead Hill Gardens any different? We are extremely surprised at this inconsistency in Camden policy implementation.</p> <p>Kind Regards</p> <p>Bill and Laura Oddie</p>

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2015/0936/P	Axel Brinkmann	23 Hampstead Hill Gardens Flat 1 NW3 2PJ London	08/04/2015 19:49:37	OBJ	<p>We are still very concerned that the proposal building would extend the depth of the existing building, with the negative impact this extension has on our privacy and light into our flat which we have previously have raised concerns about. We think that approving an extension beyond the current envelope of the existing building cannot be justified as the existing is already extending into the garden more than any other neighbouring building in the street. Creating a terrace at ground floor level that will look directly on to our and in to the neighbouring gardens plus another balcony at the first floor, will affect our and every neighbours' privacy substantially more than the current building does. Our concern of the extension is further amplified by the fact that the plans provided do not have sufficient detail to make an informed decision by us and Camden regarding the elevations of each of the proposed floors vis-à-vis the neighbouring buildings and the existing one (also putting the new elevations / floor slab heights into context of the street level and in particular garden level). More specifically, we ask ourselves "in the future will we be standing in our garden looking against a 2m wall which is the new 4m extension into the anyway small garden of the existing building?".</p> <p>We have not seen any basement impact assessment which we understand is particularly important given the proximity of our building and the rail tunnel.</p> <p>We need further reassurance / confirmation that: i) the access to our house will have to be maintained during and after construction at all times; ii) the rear garden (north pointing) corner running from top to bottom of the proposed building doesn't extend beyond the existing corner (currently c. 2.5m); and iii) that the new pathway leading to our house is maintaining the same width as currently (c. 1.4m) –an independent party shall take measurements of the existing envelope to put it into context in the proposed new building.</p>
