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Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

23249/A3/HB/NPN/ef

BY EMAIL

8th April, 2015

Dear Sir/Madam

RE: 23A HAMPSTEAD HILL GARDENS, LONDON, NW3 2PJ
OBJECTION TO PLANNING APPLICATION REFERENCE 2015/0936/P

We write on behalf of our client, Louise Goodwin Ltd., who own 25 Hampstead Hill Gardens, London, NW3 2PJ. We wish to object to the planning application under reference 2015/0936/P which relates to 23a Hampstead Hill Gardens to the west of our client's land interest and is currently the subject of a public consultation for the:

"Demolition of existing dwelling house and erection of a new 3 storey dwelling house with lower ground floor rear extension, ground floor winter garden and first floor terrace, plus forecourt parking, front porch, lightwell and new boundary enclosure at the front".

The application has been submitted as a revised scheme to the scheme permitted under reference 2013/8020/P in 2 May 2014 for the *"Demolition of existing dwelling house and erection of a new 3 storey dwellinghouse with lower ground floor rear extension, ground and 1st floor roof terraces, plus forecourt parking, lightwell and new boundary enclosure at the front"*.

The revised scheme proposes several amendments to the approved scheme including an increase in the ridge height of the building from 79.66 to 79.84 with a widening of the chimney from ground floor to roof level. In addition, amendments are proposed to the fenestration on the flank elevation which abuts the boundary with 25 Hampstead Hill Gardens.

The amendments to the fenestration are such that additional glazing is proposed above that approved under the original application 2013/8020/P with the originally recessed window with glazed brick enhancement now being proposed as a *'tall fixed timber window with obscured glazing to prevent overlooking'*. Further to this, the addition of a winter garden to the rear of the property provides further glazing over the curtilage of 25 Hampstead Hill Gardens. Our client objects to these additions given that whilst the proposed windows are to be obscure, the increase of glazing and perception of overlooking along this flank elevation is increased above that already approved.



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In addition, the original planning permission 2013/8020/P imposed a planning condition which stated at Condition 13 that:

"The house shall not be occupied until all windows on the side elevation have been obscure glazed and fixed shut below a point of 1.7m above finished floor level. The glazing shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies."

However, following a review of the approved drawing (Drawing ref: 1102 Rev B) and revised drawing (Drawing ref: 1102 Rev H), it is apparent that two windows which were approved under planning permission 2013/8020/P as being obscure glazed are no longer proposed to be obscure glazed. Notwithstanding this, given the above condition for obscure glazed windows was applied to windows above 1.7m on the side elevation, the applicant's current proposal does not adhere to this requirement in applying this to the revised application drawings. As part of the proposals only three windows are to be obscured with the remaining windows overlooking the neighbouring property and infringing both on privacy and overlooking of 25 Hampstead Hill Gardens.

The applicant has therefore, failed to consider the previous position set out by the London Borough of Camden in their previous decision (2013/8020/P) with the revised proposals resulting in an unacceptable level of overlooking and loss of privacy to 25 Hampstead Hill Gardens. As such, it is considered that the proposals are considered to be contrary to the adopted Development Plan with regard to policy CS5 of the Core Strategy and DP26 of the Development Policies as the design fails to protect the amenity of neighbouring properties and would result in unacceptable levels of overlooking and loss of privacy.

We would grateful for confirmation that this letter has been received by the Council.

Should you wish to discuss this matter in further detail, please do not hesitate to contact me

Yours faithfully



HANNAH BOWLER
Planner

Cc. Nigel Penn - Louise Goodwin Ltd