



The Heath & Hampstead Society

P.O.BOX 38214 LONDON NW3 1XD

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: 2015/2739/P

Address: 17 Denning Road, NW3

Description: Ch of Use 5 flats to 3. Rear extensions; dormer alterations..

Case Officer: Obote Hope

Date 30 May 2015

This application is very badly presented; the drawings are almost unreadable, and the Planning Statement incomplete.

The house is locally listed, making an important contribution to Conservation Area character; this is clearly not recognised by the applicant.

We object to the proposals, on these grounds:

1. Loss of 2 flats, contrary to LDF DP2.

The applicants seek to justify this by referring to the sub-standard sizes and layouts of existing accommodation. We do not accept that such shortcomings could not be rectified by a different plan, in conjunction with the rear extensions proposed.

2. Poor design

The configuration of the proposed extension is poorly designed, and includes excessive unjustified use of glazing, unnecessary and badly designed dormer window alterations, and a general disregard of the essential architecture of the house.

3. Balcony overlooking

The proposed balcony at 2nd floor level, and the enlarged 1st floor balcony, would lead to overlooking of adjoining properties and gardens, and noise pollution.

Altogether a most unsatisfactory and poorly designed proposal; not good enough for our Conservation Area.

Please refuse