

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3368/P	Freeholder	118 Mansfield Road NW3 2JB	06/08/2015 16:00:54	OBJ	<p>This application is hereby opposed. Objections include those outlined below.</p> <p>Regarding the Hampstead Conservation Area:</p> <p>This property is within the Hampstead Conservation Area. There are extant requirements to ensure that the Hampstead Conservation Area keeps its historic character and appearance and remains an attractive and desirable place to live into the future.</p> <p>It appears that this application is not in keeping with the generality of these aforesaid requirements and that, furthermore:</p> <ul style="list-style-type: none"> • It would be detrimental to the form and character of the existing building; and/or • The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired; and/or • The property forms part of a symmetrical composition, the balance of which would be upset; and/or • The roof is prominent, particularly in long views; and/or • The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent. <p>Regarding the design, layout, size and height of the proposed new dormers:</p> <p>The front aspect would be offensive to the eye as would the rear aspect, which would be, in any event, excessively large.</p> <p>Regarding the impact of new uses of this part of the building:</p> <p>The application proposes that the loft space of the building would undergo a change of use to become a wholly self-contained flat. This would have an unacceptable impact on neighbouring properties.</p> <p>Regarding the impact of noise from plant and equipment and construction work noise nuisance:</p> <p>New construction work has been on-going at this property for several months already with excessive noise intrusion into neighbouring property. It is overly onerous that the neighbours be subject to the further noise intrusion which would result from this proposal.</p> <p>Regarding the risk of invasion from household pests:</p> <p>Construction debris has already been piled high up to window level outside the front of the building and left unattended for considerable periods of time, causing risks of invasion from household pests into both this and neighbouring properties. It is unacceptable that neighbours would be subjected to further such risks if this application were to be accepted.</p> <p>Regarding loss of daylight, sunlight and privacy of neighbours:</p>

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The proposed development would cause loss of daylight, sunlight and privacy of neighbours, not least to private roof-terrace and garden areas at the rear which would become overlooked and overshadowed if the application were to be accepted.

Regarding the impact of noise from new uses:

Neighbouring loft areas are currently used as quiet sleeping areas only. Noise is transmitted more easily at roof level and it would cause unacceptable noise intrusion for neighbours if this application to turn the relatively small loft area into a self contained flat, which would be the sole living area for new tenants, were accepted.

Regarding the impact of development on traffic parking and road safety, including disabled access

One of the front rooms of this building has already been converted into a wholly self-contained studio flat which is currently being advertised for rent on the open market by the new property owners. This will already lead to increased pressure on the already insufficient residents parking availability in this area from the increased occupancy of this building. It is unacceptable that access to parking, including disabled access, will be even further restricted if this application were accepted.

2015/3368/P	R Richardson	118c Mansfield Road NW3 2JB	06/08/2015 11:34:00	OBJ
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2015/3368/P	D Lodge	118a Mansfield Road	06/08/2015 11:32:09	OBJ
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