

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3771/P	T Gardner	45a Gayton Road London NW3 1TU	10/08/2015 19:22:46	OBJ	<p>I object to this planning application for several reasons as follows:</p> <ol style="list-style-type: none"> 1. The increased footprint of the ground floor and building all the way to the rear boundary wall (for the shower room and garden store) will result in an extension that is far too large in proportion to the existing house, neighbouring houses and the existing garden. This is not in accordance with the aims, principles or spirit of the "Camden planning guidance Design: Extensions, alterations and conservatories" regarding Rear Extensions which says that such extensions "should be secondary to the building being extended"; should "retain the open character of existing natural landscaping and garden amenity including that of neighbouring properties, proportionate to that of the surrounding area"; should "respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space". 2. Such a large extension will therefore have a material negative impact on the outlook and views from neighbouring properties including those on Gayton Road such as my own. Again this is not in accordance with "Camden planning guidance Design: Extensions, alterations and conservatories" regarding Rear Extensions which says that "rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property and harm the amenity of neighbouring properties, for example in terms of outlook." The extension will result in the felling of various trees and will build over a lot of the garden, again having a negative impact on the outlook from my house and not in accordance with planning guidance with regards to rear gardens, e.g. rear extensions should "allow for the retention of a reasonable sized garden"; "ensure the siting location, scale and design has a minimal visual impact on, and is visually subordinate to, the host garden"; "not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area". Furthermore, the planning guidance says that "rear gardens are important as they form part of the semi public domain where they are overlooked by large numbers of properties and the occupants of surrounding buildings benefit from the outlook" ; that "planning permission is unlikely to be granted for developments which significantly erode the character of existing garden spaces and their function in providing wildlife habitat"; and "we will only permit development within a conservation area that preserves and enhances the character an appearance of the area". The proposed installation of a roof garden is no substitute for a proper garden and will do little to soften the outlook resulting from the significantly enhanced size of the ground floor extension. There is also no guarantee that it will actually be maintained. 3. The windows of the ground floor living areas will as a result of the extension be much closer to the rear of the houses on Gayton Road particularly number 45. This - especially when combined with the felling of trees - will result in a much clearer view into rear bedrooms - e.g. bedroom of 45B - and thus a significant loss of privacy. Again this is not in accordance with planning guidance which in section 4.10 states that "rear extensions should be designed to not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure". <p>In summary therefore, I believe the detrimental impact on the outlook and the loss of privacy that would result from building an extension that is far too big in proportion to the existing house means planning permission should be refused in this case.</p>

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2015/3771/P	Dr B R Jani	Flat B 45 Gayton Road Hampstead London	06/08/2015 19:16:17 INT		<p>I am objecting to a planning application made by the new ground floor flat owners at 23 Rudall Crescent for an extension over the entire length of the existing garden, which seems excessive for the proportions of the existing and surrounding buildings. The proposed development is massive and extends too far from the existing building line.</p> <p>It will require the felling of trees which provide beauty and screening at the boundary of Rudall Crescent / Gayton Road gardens. It will fully deprive other flat owners adjacent to the property of its garden view and spoil the outlook for several residents on Gayton Rd. The proximity of the extensions as proposed to the back of 45 Gayton road will pose an issue for privacy for all residents concerned.</p> <p>Camden council's planning guidance document states that;</p> <ol style="list-style-type: none"> 1.Rear extensions should allow for the retention of a reasonable sized garden, ensure the siting location, scale and design has a minimal visual impact on, and is visually subordinate to, the host garden. 2.Rear gardens are important as they form part of the semi public domain where they are overlooked by large numbers of properties and the occupants of surrounding buildings benefit from the outlook 3.Rear extensions should be designed to not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure. 4.Rear extensions should be designed to retain the open character of existing natural landscaping and garden amenity including that of neighbouring properties , proportionate to that of the surrounding area. 5.Rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property and harm the amenity of neighbouring properties, for example in terms of outlook. Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space <p>On all of the counts above the council guidance would support my objection for his planning permission to be granted as proposed.</p>

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2015/3771/P	Chris Hessel	Flat 2 23 Rudall Crescent London NW3 1RR	10/08/2015 15:49:36	OBJ	<p>I object to this planning objection(please see below)</p> <ol style="list-style-type: none"> 1. The proposed development should not extend beyond the furthest point of the existing building line at the rear of the property 2. The garden store and shower room should not be built and existing trees should in the main be retained 3. If any of this development goes ahead I request that planning permission is granted subject to a condition that the proposed green roof is fully and constantly maintained and that its appearance is always high quality. 4. If any of this development goes ahead I request that weekend hours are minimal as possible and that there is no noisy building work on a Saturday morning. <p>Please see below for details of my objection</p>

Objection to planning application 23 Rudall Crescent NW3 1RR

The siting of the garden store and the shower room will require the felling of several trees which provide beauty, texture and screening at the boundary of Rudall Crescent / Gayton Road gardens. It will fully deprive Flat 2 residents of a much loved garden view and spoil the outlook for several Gayton Rd and Rudall Crescent neighbours.

This proposal gives priority to the siting of a garden store (basically a shed, which could be relocated elsewhere) and a non essential shower room over and above the trees and the only view for the occupants of flat 2.

This is not in accordance with the aims, principles or spirit of the "Camden planning guidance Design: Extensions, alterations and conservatories" regarding: 1. REAR EXTENSIONS 2. IMPORTANCE OF REAR GARDENS REAR EXTENSIONS:

"Rear extensions should be secondary to the building being extended" p23 The proposed development is massive and extends too far from the existing building line – the outlook from Flat 2, 23 Rudall Crescent will be a long flat roof from our windows on the north elevation instead of garden area all the way to the rear boundary.

Rear extensions should be designed to: "retain the open character of existing natural landscaping and garden amenity including that of neighbouring properties, proportionate to that of the surrounding area"

Flat 2 will lose its open view of the garden and will totally spoil its outlook. Although the Arboricultural Impact Assessment describes "a small number of windows overlooking the rear garden" that is the entire view of the garden from flat 2 which is sited only at the back of the house.

This assessment describes the trees as at "of visual significance at a site level only" (p5) This is untrue. They are visually most significant to flat 2 as they give a pleasant aspect from the windows. This planning proposal give an unsightly and bare view from flat 2's windows from both floors and harm the outlook for surrounding neighbours.

The proposal requires the felling of several of the existing pretty trees which will reduce the screen between us and the neighbours opposite - two pretty wild plums, two pears, a cherry laurel and a

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magnolia.

The large scale of the extension is out of proportion with the size of the current house and neighbouring houses.

"rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property and harm the amenity of neighbouring properties, for example in terms of outlook." (p27)

It will totally spoil the outlook of Flat 2 and the visual amenities of its neighbouring homes. 4.10 p27
Rear extensions should be designed to: "Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space"

The view from flat 2 will go from overlooking the length of the garden to overlooking a roof the length of the garden. Although we appreciate that a green roof is planned the relevance of this application regards the footprint of this extension. A living roof may not be alive in five, ten years. It may have become most unattractive. What conditions will be made for the maintenance of this roof? How will this be enforced over the duration of this building? It is for this very reason that in Toronto green roofs are not permitted unless there is a maintenance plan.

No. 23 is a particularly attractive historic house and the grounds in which it sits are designed to be perfectly balanced with the building. As the architect Stephen Brandes says in his proposal "No 23 is situated at the apex of the curve of Rudall Crescent, and benefits from a plot that from a fairly standard frontage broadens out to 17.5m at the rear boundary, forming a generous site with relatively low proportion of building to garden area in contrast to the typical house and plot sizes in this part of Hampstead" (Planning design and access statement p3) The historic pattern will not be preserved and respected in this proposal.

IMPORTANCE OF REAR GARDENS

Rear extensions should be designed to: "allow for the retention of a reasonable sized garden."

Flat 2 will lose its view of the garden

Development in rear gardens should (4.24 p30): "ensure the siting location, scale and design has a minimal visual impact on, and is visually subordinate to, the host garden"

Flat 2 "s view will be completely dominated by this proposed development due to its location, scale and design. The view from Flat 2"s lower floor will change from being a garden to a roof. Development in rear gardens should: "not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area" It will detract particularly for flat 2 but also for the neighbours. The architects are proposing to put a green roof on the extension. This is not a substitute for a real garden.

p 48 "Rear gardens make an important contribution to the townscape of the borough and contribute to the distinctive character and appearance of individual buildings and their surroundings. Gardens are particularly prone to development pressure in the borough with their loss resulting in the erosion of local character and amenity, biodiversity and their function in reducing local storm water run off"

"Rear gardens are important as they form part of the semi public domain where they are overlooked by large numbers of properties and the occupants of surrounding buildings benefit from the outlook" p 49
6.29 "Gardens play a significant role in the biodiversity of the borough. In particular groups of trees

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					<p>and vegetation along the rear boundaries of gardens provide important wild life corridors within existing development patterns" p 50 4.24 "the potential detrimental effects of new structures in gardens can be reduced by carefully siting structures away from vegetation and trees" p50 6.30 "Planning permission is unlikely to be granted for developments which significantly erode the character of existing garden spaces and their function in providing wildlife habitat" 6.31 "We will only permit development within a conservation area that preserves and enhances the character an appearance of the area" p13 p50: "gardens form the character of an area in terms of the relationship between buildings and spaces and the resulting openness or sense of enclosure" "Gardens provide a sense of greenery where they can be viewed through gaps between buildings" "Gardens provide a sense of visual separation and privacy" "Gardens soften the impact of buildings and integrate them into their setting" We hope you would agree that Hampstead is a unique village location and gardens form part of its texture and tranquillity, they are places for people to rest and enjoy the natural world and for children to play. They help the air quality and much needed breathing space in the city. As such they should be conserved and cherished.</p>

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2015/3771/P	Chris & Sue Hessel	Flat 2 23 Rudall Crescent London NW3 1RR	07/08/2015 12:24:04	OBJ	<p>Objection to planning application 23 Rudall Crescent NW3 1RR</p> <p>The siting of the garden store and the shower room will require the felling of several trees which provide beauty, texture and screening at the boundary of Rudall Crescent / Gayton Road gardens.</p> <p>It will fully deprive Flat 2 residents of a much loved garden view and spoil the outlook for several Gayton Rd and Rudall Crescent neighbours.</p> <p>This proposal gives priority to the siting of a garden store (basically a shed, which could be relocated elsewhere) and a non essential shower room over and above the trees and the only view for the occupants of flat 2.</p> <p>This is not in accordance with the aims, principles or spirit of the "Camden planning guidance Design: Extensions, alterations and conservatories" regarding:</p> <ol style="list-style-type: none"> 1. REAR EXTENSIONS 2. IMPORTANCE OF REAR GARDENS <p>REAR EXTENSIONS:</p> <p>" Rear extensions should be secondary to the building being extended" p23</p> <p>The proposed development is massive and extends too far from the existing building line – the outlook from Flat 2,23 Rudall Crescent will be a long flat roof from our windows on the north elevation instead of garden area all the way to the rear boundary.</p> <p>Rear extensions should be designed to:" retain the open character of existing natural landscaping and garden amenity including that of neighbouring properties , proportionate to that of the surrounding area"</p> <p>Flat 2 will lose its open view of the garden and will totally spoil its outlook. Although the Arboricultural Impact Assessment describes "a small number of windows overlooking the rear garden" that is the entire view of the garden from flat 2 which is sited only at the back of the house.</p> <p>This assessment describes the trees as at "of visual significance at a site level only" (p5) This is untrue. They are visually most significant to flat 2 as they give a pleasant aspect from the windows.</p> <p>This planning proposal give an unsightly and bare view from flat 2's windows from both floors and harm the outlook for surrounding neighbours.</p> <p>The proposal requires the felling of several of the existing pretty trees which will reduce the screen between us and the neighbours opposite - two pretty wild plums, two pears, a cherry laurel and a magnolia.</p>

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It will totally spoil the outlook of Flat 2 and the visual amenities of its neighbouring homes.

4.10 p27 Rear extensions should be designed to:

"Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space"

The view from flat 2 will go from overlooking the length of the garden to overlooking a roof the length of the garden. Although we appreciate that a green roof is planned the relevance of this application regards the footprint of this extension.

A living roof may not be alive in five, ten years. It may have become most unattractive. What conditions will be made for the maintenance of this roof? How will this be enforced over the duration of this building? It is for this very reason that in Toronto green roofs are not permitted unless there is a maintenance plan.

No. 23 is a particularly attractive historic house and the grounds in which it sits are designed to be perfectly balanced with the building. As the architect Stephen Brandes says in his proposal "No 23 is situated at the apex of the curve of Rudall Crescent, and benefits from a plot that from a fairly standard frontage broadens out to 17.5m at the rear boundary, forming a generous site with relatively low proportion of building to garden area in contrast to the typical house and plot sizes in this part of Hampstead" (Planning design and access statement p3) The historic pattern will not be preserved and respected in this proposal.

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Development in rear gardens should: "not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area" It will detract particularly for flat 2 but also for

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					<p>the neighbours.</p> <p>The architects are proposing to put a green roof on the extension. This is not a substitute for a real garden.</p> <p>p 48 "Rear gardens make an important contribution to the townscape of the borough and contribute to the distinctive character and appearance of individual buildings and their surroundings. Gardens are particularly prone to development pressure in the borough with their loss resulting in the erosion of local character and amenity, biodiversity and their function in reducing local storm water run off"</p> <p>"Rear gardens are important as they form part of the semi public domain where they are overlooked by large numbers of properties and the occupants of surrounding buildings benefit from the outlook" p 49 6.29</p> <p>"Gardens play a significant role in the biodiversity of the borough. In particular groups of trees and vegetation along the rear boundaries of gardens provide important wild life corridors within existing development patterns" p 50 4.24</p> <p>"the potential detrimental effects of new structures in gardens can be reduced by carefully siting structures away from vegetation and trees" p50 6.30</p> <p>"Planning permission is unlikely to be granted for developments which significantly erode the character of existing garden spaces and their function in providing wildlife habitat" 6.31</p> <p>"We will only permit development within a conservation area that preserves and enhances the character an appearance of the area" p13</p> <p>p50: "gardens form the character of an area in terms of the relationship between buildings and spaces and the resulting openness or sense of enclosure"</p> <p>"Gardens provide a sense of greenery where they can be viewed through gaps between buildings"</p> <p>"Gardens provide a sense of visual separation and privacy"</p> <p>"Gardens soften the impact of buildings and integrate them into their setting"</p> <p>We hope you would agree that Hampstead is a unique village location and gardens form part of its texture and tranquillity, they are places for people to rest and enjoy the natural world and for children to play. They help the air quality and much needed breathing space in the city. As such they should be conserved and cherished.</p> <p>IN SUMMARY THEREFORE</p>

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					<p>We hope that you will support our proposal that:</p> <ol style="list-style-type: none"> 1. The proposed development should not extend beyond the furthest point of the existing building line at the rear of the property 2. The garden store and shower room should not be built and existing trees should in the main be retained <p>Many thanks Sue and Chris Hessel and family flat 2 23 Rudall Crescent</p>
2015/3771/P	Mr Paul Witz	44 Gayton Road London NW3 1TU Freeholder and resident	03/08/2015 14:10:08	OBJCOMP AP	<p>I object to the proposed planning application 23 Rudall Crescent, Nw3 1RR.</p> <p>It will be completely intrusive to the residents of Gayton Road, of which I am one. There exists and has for thirty years the most extraordinary garden and this will be completely destroyed and the outlook and light to the neighbours will be hugely affected. Giving permission to such an extensive and intrusive plan is completely against what currently exists and will irrevocably affect the views and the light for the neighbouring properties. This application is completely out of character with what is currently existing and will hugely affect all the neighbours. I strongly object to the plans submitted and every neighbour has indicated that they will strongly contest this development, including the residential associations. I ask that this submission is looked at in much greater detail to see how the neighbours and the general well being and outlook of the area will be affected. We are intending to take this to a higher level in the council if this is not amended to a smaller application more in keeping with what already exists.</p> <p>Thank You Paul Witz</p>

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2015/3771/P	Dr B R Jani	Flat C 45 Gayton Road Hampstead NW31TU	06/08/2015 19:14:09	INT	<p>My apartment overlooks the proposed extension directly.</p> <p>I am objecting to a planning application made by the new ground floor flat owners at 23 Rudall Crescent for an extension over the entire length of the existing garden, which seems excessive for the proportions of the existing and surrounding buildings. The proposed development is massive and extends too far from the existing building line.</p> <p>It will require the felling of trees which provide beauty and screening at the boundary of Rudall Crescent / Gayton Road gardens. It will fully deprive other flat owners adjacent to the property of its garden view and spoil the outlook for several residents on Gayton Rd. The proximity of the extensions as proposed to the back of 45 Gayton road will pose an issue for privacy for all residents concerned.</p> <p>Camden council's planning guidance document states that;</p> <ol style="list-style-type: none"> 1.Rear extensions should allow for the retention of a reasonable sized garden, ensure the siting location, scale and design has a minimal visual impact on, and is visually subordinate to, the host garden. 2.Rear gardens are important as they form part of the semi public domain where they are overlooked by large numbers of properties and the occupants of surrounding buildings benefit from the outlook 3.Rear extensions should be designed to not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure. 4.Rear extensions should be designed to retain the open character of existing natural landscaping and garden amenity including that of neighbouring properties , proportionate to that of the surrounding area. 5.Rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property and harm the amenity of neighbouring properties, for example in terms of outlook. Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space <p>On all of the counts above the council guidance would support my objection for his planning permission to be granted as proposed.</p>