

CRASH

Combined Residents' Associations of South Hampstead

48 Canfield Gardens

London NW6 3EB



Development and Regeneration Management
London Borough of Camden
Town Hall
Judd Street
London WC1 8ND

29th July, 2015

Dear Sir,

Planning Application Ref 2015/3940/P 103 Greencroft Gardens

I refer to the above application and wish to put on record this association's very strong objections to the proposal.

To allow a roof garden on this terraced house would have a serious impact on the neighbouring adjoining property, which cannot fail to be negatively affected by the probably noise and reverberation issues of allowing public access to the flat roof. In addition it will also have serious implications in terms of security for other houses in the terrace, allowing, as it will, access across the roofs to all the properties in the row.

A Victorian terraced building of this type was never designed, nor intended, to support a garden roof terrace. CRASH knows from numerous local reports, the serious damp problems which result from most flat-roofed terraces. It is therefore highly likely that this proposal will result in some water ingress, at the very least, to the immediately neighbouring property.

While the application states that the necessary metal balustrades will attempt to match in style the existing original Victorian ironwork found elsewhere in the neighbourhood, this will clearly not be the case since current health and safety regulations will require that the height of such balustrading exceed anything currently on view on similar properties in the area. This in turn will mean that the height of such metalwork surrounding the terrace is likely to make it visible from the street. In any event, no such metalwork was part of the original design of the roof of this building, nor of the rest of the terrace.

Such an addition would therefore not be in keeping with the character and appearance of the house itself, the terrace or, indeed, of this conservation area in general which Camden's heritage and conservation policy is a committed to preserving.

Despite our ongoing fight to save the architectural heritage of South Hampstead, CRASH has seen, over the last few years, the continuing denigration of more and more of the character of this area, much of which has resulted from Camden's unfortunate approval of various types of development which has then gone on to set a precedent for further development of a similar nature. Approval of the roof garden proposed at the above address would set just such a precedent and open the floodgates to further unwelcome developments.

CRASH urges Camden Council to refuse the above application.

Yours truly,



Peter Symonds

Chair

The Combined Residents' Associations of South Hampstead