

Mr Rob Tulloch
Planning and Build Environment
Camden Council

Dr Constantinos Missouris
23 Kemplay Rd
London NW3 1 TA

October 9th 2015

Dear Mr Tulloch,

Re Planning Application: 2015/4373/P SERIOUS OBJECTION

It is with horror that I read the above planning application and the proposed works in our historic street. I strongly object to the above application and I would suggest it is refused for the following reason:

1. Serious impact on the setting of Grade 2 listed Rosslyn Hill Chapel as it narrows the views from the street of this historic building. The gap as it is at present enables the Chapel to be clearly seen from the street. The proposed dwelling would seriously intrude and harm the views of Chapel and its setting.
2. Total change of the character of the terraced houses in a conservation area, and in particular the detachment of the proposed building from the existing row of houses. It fails to comfort with the character of the rest of the rest of the terrace.
3. Impact on neighbourhood amenity and in particular the impact on the house next door at 15 Kemplay Rd. It is clear that the developer is trying to cramp too much in the building plot. The proposed dwelling would harm conditions of daylight and sunlight for the adjoining occupiers.
4. New dropped curb and parking facilities which completely change the façade from the street and would be out of keeping with the character of Kemplay Road. Furthermore, it would lead to the loss of off street parking.
5. Demolition of trees with a conservation order. No arboriculture survey was submitted with the application to assess how the trees would be harmed from this extensive development.
6. The building of a huge basement and its impact on adjoining properties and in particular the serious effects on the local ground water environment. The footprint of this basement is not justified.
7. The reduction of the green space to be taken up by the proposed building is huge and at the detriment of the character of Kemplay Road.

Based on the above reasons I would seriously object to the proposed application of a new dwelling at 13 Kemplay Road and I urge you to refuse permission for this development.

Yours sincerely

Dr Constantinos Missouris
BSc (Hons), MBBS, MD, FRCP