

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4373/P	Joanna Goldaworthy	12 Willoughby Road NW3 1SA	05/10/2015 17:16:47	OBJ	This is an inappropriate overdevelopment of a site in this area of high density housing. The proposed building almost entirely fills the site, takes no account of maintaining the streetscape, removes one street carparking space, cuts down and does not replace much-needed trees, and stands to damage and divert underground watercourses. It also changes the character of the street by reducing the view of a listed building, Rosslyn Chapel.
2015/4373/P	Alexander McGlashan	4a Kemplay Road London NW3 1SY	07/10/2015 10:10:21	OBJ	I object to the application on the grounds that the proposed design would: (a) detract from the character of the adjoining terrace and the wider conservation area and (b) detract from the setting and architectural significance of the Rosslyn Chapel.
2015/4373/P	Helen Evans	24 Willoughby Road	07/10/2015 09:05:54	COMNOT	I live in Willoughby Road. I strongly object to this proposed development because of a) its impact on the entrance to Rosslyn Hill chapel from Kemplay Road b) the loss of parking in order to create a private parking space, which is extremely selfish c) the basement dig. This is in fact my greatest concern. The basement seems unnecessary- who needs a private gym? The impact of digging and lorries removing earth on neighbours would be substantial and would force more traffic down Willoughby Road. The impact of the digging on the rest of the terrace of houses is worrying too. Basement digs should be firmly discouraged. d) the lack of merit in the design.

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2015/4373/P	Dr Jessica Harland	16 Kemplay Road London NW3 1SY	06/10/2015 21:59:41	OBJLETTE R	6th October 2015

Dear Sir or Madam,

I am writing to lodge my objections to the proposed plans for the development of Number 13 Kemplay Road.

In describing my concerns I would like to refer you to several statements from the National Planning Policy Framework, 2012 (NPPF). I believe this proposal does not meet these standards.

1. The NPPF states that it is “proper to seek to promote or reinforce local distinctiveness”. Whilst I would not advocate that planning decisions should impose architectural style, I would argue that the proposed building has no style at all and should be rejected as lacking architectural merit.

I am, of course, aware that the existing building has not been identified as contributing to the environment of the Conservation Area and I am not opposed to its development per se. However, my chief concern is that if the planned development goes ahead, an opportunity to improve the built environment significantly will have been lost. As the NPPF states: “developments should add to the overall quality of the area, not just for the short term, but for the lifetime of the development”.

It is my view that the proposed development is merely a box-shaped building which utilises cheap materials (eg aluminium windows and concrete tiles) to build into the largest space possible in order to maximize profit. A “contemporary door” in grey does not, to my mind, represent architectural innovation.

In a Conservation Area with as much character and interest, both historically and architecturally, as Hampstead, I do not believe this is enough. I am dismayed at the appearance of the development at the end of Willoughby Road from this developer and I very much fear that this will be allowed to happen again.

2. The proposal fails to demonstrate that the mature trees in the adjoining areas would not be harmed. Nor have they detailed how the tree which will be felled in the front garden will be replaced.

3. As ever, I am concerned about the environmental impact of such a large basement and do not believe that creating space for an underground gym in such a small property merits the additional disruption from building works and potential risks of flooding and subsidence. This is purely a profit-driven addition to the proposal and does not “optimize the potential of the site to sustain and appropriate mix of uses” (NPPF)

4. I am very concerned that there has been no clearly visible public sign outside the property to giving details of the planning proposals. I very much hope this omission is being investigated and casts doubt on the trustworthiness of this particular developer.

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Thank you for taking my objections into consideration

Yours faithfully

Dr Jessica Harland BSc, MBBS, MRCP, MRCPGP
16 Kemplay Road
London NW3 1SY

2015/4373/P	Cynthia	Willoughby road	13/10/2015 20:22:37	OBJ	Application should be denied. Two storey house becomes a four storey house. Destruction of trees. Larger footprint. Skip, cement and building trucks arriving, leaving and reversing on site right next door to childrens school. Currently a quiet and safe street. It should be the same size as existing house, why should it have to push the boundaries
2015/4373/P	Dr Sidney Chang	12 Kemplay Rd Hampstead NW3 1SY NW3 1SY NW3 1SY	13/10/2015 12:03:15	OBJ	<p>I support the well argued views of Hollins Planning, Ms Griffis and Dr. Missouri re their objections to the proposed application. The development is not in keeping with the character of the terraced houses, the footprint of the basement is too large, the light well and front elevation is inappropriate, the impact on the local ground water has not been studied, and there is a lack of a proper tree survey.</p> <p>One of the lovely aspects of Kemplay Road are its trees which give an extensive and beautiful leaf canopy from spring to autumn particularly in and adjacent to the chapel property. This leafy aspect enhances the view of the chapel especially when its stained glass windows are lit up. The potential loss of the two trees at no. 13 will severely impact this view, and also the harmonious effect that currently exists between the trees in the front gardens of the five row houses.</p> <p>The one story building to the left will impact on the view towards the chapel by destroying the open and green symmetry that currently frames it.</p> <p>The loss of street parking is not acceptable. There is no comparison with off-street parking at no. 5 since the latter is a historic arrangement.</p> <p>I recommend that the application be rejected.</p>

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2015/4373/P	John and Liz Fanshawe	22 Kemplay Road	12/10/2015 10:37:14	COMMNT	<p>Number 13 Kemplay Road stands directly opposite our home. While we have no objection to the principle of demolishing and rebuilding the current property, we have the following specific objections to the application as it stands:</p> <ol style="list-style-type: none"> 1. We object to any loss of trees on the site. We find it inexplicable that the application does not specify which trees will be lost as a result of the development. 2. We object to the plans for an offstreet parking area on the grounds that (a) this is at odds with the character of the neighbourhood (b) the pavement crossover will reduce the onstreet parking available to other residents and (c) it seems to require the loss of at least one tree. 3. We object to the proposed appearance of the new building, particularly the flat-roofed extension on the downhill side of the site, which has the appearance of a bunker or garage in the plans. We believe this is out of keeping with the character of the area. More generally, we agree with the comments of the Heath & Hampstead Society regarding the banality of the architecture, and regard the submitted design as an opportunity lost. <p>We urge the Council to request amendments to the plans to take account of these points.</p>
2015/4373/P	Cynthia	Willoughby road	13/10/2015 20:24:43	OBJ	<p>Application should be denied. Two storey house becomes a four storey house. Destruction of trees. Larger footprint. Skip, cement and building trucks arriving, leaving and reversing on site right next door to childrens school. Currently a quiet and safe street. It should be the same size as existing house, why should it have to push the boundaries</p>
2015/4373/P	Jacqueline Hayler	12 Kemplay Rd Hampstead NW3 1SY NW3 1SY NW3 1SY	13/10/2015 13:45:42	OBJ	<p>I wish to object to the planning proposal on several grounds.</p> <p>The new proposed dwelling including a large basement area is of serious concern bearing in mind previous subsidence in the road and the design is out of character with the other houses in the terrace and also not in keeping with the Victorian terrace on the opposite side of the road.</p> <p>The loss of trees, would be detrimental to the road as they are one of the lovely green features of the Hampstead area and in particular for the views from the opposite properties. Surely in a conservation area these trees should be protected from a basement excavation. together with the loss of trees will completely ruin and obscure the view of Rosslyn Chapel.</p> <p>Parking in Kemplay Road is always at a premium. Residents pay an annual fee to park outside their properties and it is unreasonable to loose a parking space. The off street parking at No. 5 has been in existence for more than a decade.</p> <p>Planning permission has been granted for demolition of No. 5, followed by a new dwelling incorporating a basement excavation, and for a similar kind of application to be granted in the same road within a year would make life quite miserable for the residents.</p> <p>I therefore request that Camden refuse this application.</p>

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