

**7 Lyndhurst Gardens  
Hampstead  
London  
NW3 5NS**

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October 8, 2015

**BY POST AND EMAIL**

Mr. Rob Tulloch  
Planning and Build Environment  
Camden Council  
Contact Camden Reception  
5 Pancras Square  
London  
N1C 4AG

**Re: Town and Country Planning Act 1990  
Demolition of Existing House at 13 Kemplay Road, London SW16 3EG  
Application Ref: 2015/4373/P**

Dear Mr Tulloch,

Attached is a formal letter of objection in relation to this proposed development. I have not printed my address on the letter of objection but otherwise have no objection to the attached letter being put on the relevant section of your website.

Yours faithfully,

James Healy

[Address with Camden Council]

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**Re: Town and Country Planning Act 1990  
Demolition of Existing House at 13 Kemplay Road, London SW16 3EG  
Application Ref: 2015/4373/P**

Dear Mr Tulloch,

I am writing in relation to the proposed demolition of an existing end of terrace house at 13 Kemplay Road NW3 and its replacement by a wholly unsuitable house that fails to take account of the character of the existing terrace, blocks the view of Rosslyn Chapel and which has been ill considered in design and whose construction would result in a considerable loss of amenity in Kemplay Road.

I have seen the letters of objection from the Hampstead and Heath Society and from Hollins Planning with which I concur. I have not sought to incorporate the specific legal bases for objection below but those are adequately stated in the Hollins Planning letter of objection (and should be deemed to be incorporated by reference).

My specific grounds for objection are as follows:-

#### **Effect on Conservation Area**

The proposed new house, as a large detached house, takes from the character of the end of terrace house that currently exists. It is simply too large and detracts from the natural symmetry of the surrounding houses.

Rosslyn Chapel is a Grade II listed Church, one of the finest in Hampstead with a very active community of churchgoers. The best views of Rosslyn Chapel are from Kemplay Road. The proposed erection of this new house will detract considerably from the view of the Chapel from Kemplay Road and is not in keeping with the sort of development that should be permitted in the Conservation Area.

### **Destruction of Trees**

The new plans do not provide for the replacement of the two sycamore trees that are currently in the grounds of number 13. The sycamores add considerably to the green and leafy feel of the area and should at the very least be replaced by mature specimens if the current trees have now mysteriously been damaged.

### **Basement Assessment and Lightwells**

The proposed basement excavations coupled with the proposed lightwells below street level will blight the area during construction and thereafter. Residents should not be expected to put up with the considerable disruption the building works will entail over many months and the lightwells are out of keeping for a house of this size and location.

### **Loss of car parking space**

The plans provide for a new car parking space – contrary to Camden Policy on reducing carbon emissions etc – and provide for loss of car parking space in Kemplay Road. This is simply unacceptable to local residents.

### **Abuse of Right to Buy Scheme**

Although not strictly relevant for an assessment by the planning committee, I will write separately to the relevant local and national governmental and political authorities to object to a gross misuse of the Right to Buy Scheme by the owner of 13 Kemplay Road and the financing developers who are behind this outrageous scheme. It is a clear abuse of the Right to Buy Scheme allowing windfall profits for the developers at the expense of Camden Council and the residents of the Borough. Separate objections will be made to prevent this unjust enrichment.

Yours faithfully,

James Healy