



Dear Rob,

I would like to object to the above planning application. I do so on the following grounds:

1. Policy DP19 states that the Council will “preserve any means of enclosure, trees or other features of a forecourt or garden that make a significant contribution to the visual appearance of the area”, and goes on to say that “The Council will only permit public off-street parking where it is supported by a transport assessment and is shown to meet a need that cannot be met by public transport”. Not only is there no requirement for off street parking in this area, but introducing it will result in the loss of significant and pleasant garden space at the front of the property; loss of several mature trees; and the loss of on-street parking spaces directly outside 13 Kemplay Road, in order to accommodate a driveway and dropped kerb.
2. Furthermore, DP24 states that the Council will “resist development that occupies an excessive part of a garden, and where there is a loss of garden space which contributes to the character of the townscape.” The garden area is reduced not only by the garage extension, but also by the driveway; the large front light well; and the huge rear light well. The majority of the front and rear gardens are to be paved, resulting in the loss of even more green space.
3. DP24 goes on to state that “Development will not be permitted which fails to preserve or is likely to damage trees on a site which make a significant contribution to the character and amenity of an area.” The application appears to result in the felling of at least three mature trees at the front of the property, and an unknown number at the rear: unknown, because the applicant has not undertaken an arboricultural report, despite the fact that they clearly plan to fell multiple mature trees. The application should be refused on this point alone, as a mature tree cannot be felled in a conservation area without permission having first been granted by the local authority, and it follows that permission cannot be granted if it has not been first applied for.
4. Regarding the lightwell, CPG4 states that “In situations where lightwells are not part of the established street character, the characteristics of the front garden or forecourt will help to determine the suitability of lightwells.” A paved front garden with a lightwell dropping into it clearly does not lend itself favourably to the local setting of Kemplay Road. Furthermore, CPG4 states that either a railing of 1100mm high or a grille should surround the lightwell, and I can see no evidence for either in any of the plans or elevations.
5. DP25 states that the Council will “only permit development within conservation areas that preserves and enhances the character and appearance of the area”. Although the existing building does not particularly enhance the conservation area, the proposed replacement certainly does not either, and looks to be completely out of setting with the existing street scape. Not only that, but it denigrates the view of the Grade II listed Rosslyn Hill Chapel (“the Council will not permit development that it considers would cause harm to the setting of a listed building” – DP25). It is worse in many respects than the current building, as the house that is in situ is unassuming and does not detract from the existing view of the listed building behind it, contrary to the impact that the proposed building would make.
6. The authors of the BIA do not appear to meet the qualifications required for assessing subterranean flow or stability, as set out in CPG4. If they do indeed meet the qualifications required, then this should be documented; if not, then the BIA should be written by individuals properly qualified to undertake this report.

This application contravenes multiple Camden planning policies. It results in a huge loss of garden area and a number of mature trees (actual number unknown, as the requisite arboricultural report has not even been undertaken); loss of on-street parking, and the unnecessary introduction of off-street parking; a lightwell that is out of character in the streetscape; harm to existing views in a conservation area (and of a Grade II listed building to the rear of the property); and the BIA may not have been undertaken by properly qualified individuals.

I therefore urge that this application be rejected.

Kind regards,

Tom

Councillor Tom Currie
Hampstead Town Ward
Conservative Party
Camden Town Hall
Judd Street
London WC1H 9JE



tom.currie@camden.gov.uk



**Re Planning Application ref.2015/4373/P -
13, Kemplay Road**

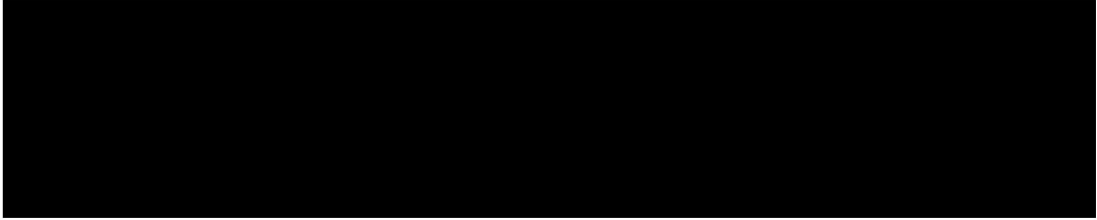
Dear Mr. Tulloch,

I herewith fully underwrite the objections submitted by Janine Griffis on behalf of the Pilgrim's to Willoughby Residents Association against the proposed development which represents clear damage to the Conservation Area through the most probable felling of beautiful trees, the loss of the leafy front garden and the risk of further subsidence through the construction of an extensive basement..Furthermore the existing harmonious terrace construction would visually be disrupted by the different structure of the proposed development, another harmful aspect to the character of the conservation area. This application also affects the view of the church as well as the attractiveness of the street.

For these reasons it is hoped that Camden will refuse this application.

Yours sincerely

Rita Zampese
24, Kemplay Road
London NW3 1SY



Dear Sir/Madam

I am writing to object to application Ref: ~~691~~2015/4373/P

I do respect my neighbours and have no problem with anyone, improving, extending , or re-building their properties ; however the proposed application is a major cause of concern on many levels

Kemplay Road is a short leafy street ; tree-lined with many original features within the conservative area; the planned proposal lacks a tree survey and yet details the removal of at least two major trees with no appropriate replacement options

The proposed new design is not in line with the other existing properties in the street and will create an out of place new development

The new proposal also entails the loss of off-street parking which is of premium in the area

I would also like to support the professional comments made by "Hollins planning" on the structural/design sections of the proposal and the impact on the setting of Rosslyn Hill Chapel

I would like to recommend that the application to be rejected

I look forward to hearing from you with your decision

Yours sincerely

Ellie Reddington

Comments made by : Ellie Reddington, 12 Kemplay Road London NW3 1SY



Dear Rob,

I am writing to object to the application submitted for the development of 13 Kemplay Road (2015/4373/P).

The applicant has submitted an application for the demolition of an existing property and the erection of a new two story building plus basement.

I am objecting to this development on the following grounds:

Loss of green space: the development will result in a circa fourfold increase in the footprint of the house and will result in the loss of substantial green space and the amenity afforded by this green space to local residents. The loss of mature trees, the size of the proposed floor lights and the creation of an off street parking is also a concern as this further reduces garden amenity. This is contrary to Camden planning policy DP 19.

Impact on neighbouring properties: the BIA that has been presented is totally inadequate. This does not meet Camden's requirements as set out in CPG4. Specifically no on site work has been done to assess the impact of groundwater flows nor has any assessment of the potential damage to neighbouring properties been made.

Impact on Character: The site is in a conservation areas and in close to a listed building. Thus the preservation of the character of the area and impact on the setting of the listed building need to be taken into account. The proposed increase in the bulk of the house will have a detrimental impact on the character of the area.

Please reject this application

Best regards

Tim Owens
6 Pilgrim's Lane
London NW3 1SL



Dear Mr Tulloch

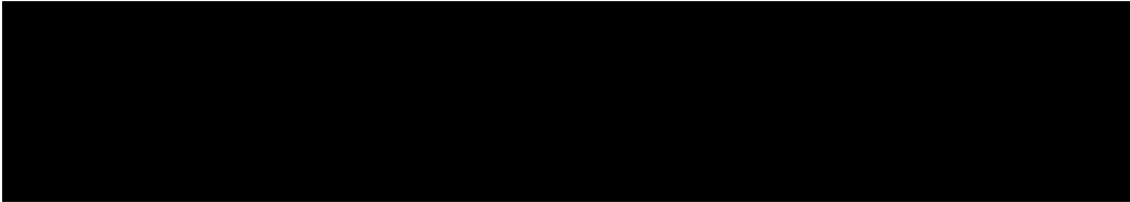
I am writing to object to the proposal to demolish the house at 13 Kemplay Road and to replace it with a new house which will be out of character with the remaining houses in the terrace and indeed the other houses in the street.

I am also very concerned at the proposal to build yet another basement in the area, and one which I believe goes beyond the footprint of the house.. The hillside on which the existing house sits is on the slopes of Hampstead which contain numerous water courses. The basement will divert the water flows. As the house is almost immediately above my own at 11 Pilgrim's Lane, I am worried that the impact could affect its foundations. At the very least I would wish to know that a professional basement assessment plan has been produced and that it takes into account the impact of the diversion of water courses on houses (and trees) below the proposed new house.

I am unclear if there is a TPO on the tree it is proposed to fell. Whether there is or not, the loss of the tree is undesirable.

Yours sincerely

Frank Harding
11 Pilgrim's Lane
NW3 1SJ



Dear Mr Tulloch,

Planning Ref 2015/4373/P

Regarding the demolishing of 13 Kemplay Rd, its excavation and rebuild as a basement and 3 storey detached house.

In addition to the response from Hollins Planning, I would like to further add my objection to the proposed planning application.

The demolition of the current property and building of the proposed property would cause a number of problems:

It would block the view of the church and chapel,

It would cause prolonged problems in Kemplay Rd and the neighbouring streets for parking for residents and visitors,

It would compromise the structure of next house (no 15) which would become the end of terraced property,

It would compromise the foundations of the whole terrace, the church and chapel,

It would not be in keeping with the look of the street,

It would not be in keeping with the principles or actuality of the conservation area,

It would cause the loss of at least 4 mature trees which are an important aspect to the quality of life in the neighbourhood,

The loss of front garden and some back garden is at odds with Camden LPA policy.

It should be noted that underpinning has already been required for houses on Kemplay Rd due to subsidence. The Developers own geological survey has acknowledged that the locale is built on aquifers and that any excavation is likely to hit ground water. The survey also acknowledges the differing property foundations and a lack of clear information about the foundations of no 13 in particular. Given the slope of the road it is simply not safe to proceed with any excavation for risking serious property movement and subsidence.

I believe that the knocking down of this end of terraced ex council house in order to make way for a private detached house provides no value to the neighbourhood. It is purely a vanity project for the financial profit of the developer. To grant permission would set a detrimental precedence and drive a coach and horses through Camden LPA policy and the whole notion of a conservation area. I therefore urge that this application be rejected.

Yours sincerely

Andy Young
Kemplay Rd

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[Address with Camden Council]

October 8, 2015

Mr. Rob Tulloch
Planning and Build Environment
Camden Council
Contact Camden Reception
5 Pancras Square
London
NIC 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,

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 Rossllyn 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.

Rossllyn Chapel is a Grade II listed Church, one of the finest in Hampstead with a very active community of churchgoers. The best views of Rossllyn 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