



Dear Ms Phillips,

Thank you for then notification of the amended plans in respects of the above development proposal.

We should like to register our **objection** to the proposal. We can see little difference from the amended plans, and all of our concerns still stand, e.g:

- massive garden take-up, with excessive hard surfacing to both front and rear gardens. This is at a time of increasing emphasis on maintaining soft surface and is contrary to the policies of the emerging Neighbourhood Plan;
- consequent likelihood of flooding, given the presence of an underground river in the south-west corner of the garden at no.16
- use of front garden as a car park. This is contrary to both the Redington Frogna Conservation Area Statement and the emerging Neighbourhood Plan, as well as to Camden's Core Policies;
- the proposed vehicle exit has very poor sight lines and is obscured by a large plane tree within inches of the proposed exit;
- loss of daylight and privacy to numbers 16 and to the three flats at number 12;
- overlooking to the gardens of 16 and 12 and to the flats at 12;
- introduction of light pollution into an environmentally sensitive area where owls perch every night in the mature trees forming a green corridor between Hollycroft Avenue, Platts Lane and Ferncroft Avenue;
- introduction of roof terraces, with attendant noise and overlooking. This is not a characteristic of the Redington Frogna Conservation Area and is to be resisted;
- the harm to the rear aesthetics of this row of Quennell-designed houses.

Kind regards,

Nancy and Allan Mayo  
12A Hollycroft Avenue  
NW3 7QL



# *The Heath & Hampstead Society*

P.O. BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

## **To London Borough of Camden, Development Control Team**

Planning Ref: 2015/3208/P

Address: 14 Hollycroft Avenue, NW3

Description: Extensions REVISED.

Case Officer: Kate Phillips

Date 29 October 2015

We were informed that this application had been revised; we have therefore re-assessed the proposals, following our original objections dated 18 July 2015.

We have to say, regretfully, that the modifications do not improve the impact of the design on this Locally Listed house, and that we must continue to raise objections, on these grounds:

1. In the interests, we suppose, of reducing the impact of the extraordinarily large and obtrusive areas of glazing facing the garden, areas of brickwork have been added. These do very little to reduce the ugliness of the extensive undivided areas of glass, which remain completely out of scale and character with the existing Quennell-designed house. No attempt has been made to relate this glazing to the architecture of the house, and we must maintain our opposition to it. If Local Listing is to have any meaning, this kind of proposal must be refused.
2. An additional balcony or terrace has been added to the rear of the house at 3<sup>rd</sup> floor level. This would lead to extensive overlooking of adjoining gardens and properties, loss of privacy, and noise pollution.
3. No alteration has been made to the proposal for car parking in the front garden, leading to destruction of green space. We vehemently object to this.

Thus, again, we ask for refusal.