

Professor Colin Fournier

Flat 3, 73 Parliament Hill, London NW3 2TH



Mr. Shane O'Donnell
London Borough of Camden
Camden Planning Office
Shane.o'donnell@camden.gov.uk

Re: Objection to the proposed extension of the ground floor flat at No.73 Parliament Hill

London, 26 November 2015

Dear Mr Shane O'Donnell,

As co-owners of flat 3, part of the share of freehold consisting of four residential properties at the above-referenced address in Hampstead, we are writing to voice our objections to the extension that has been proposed by the owner of the ground floor flat, Mr. Mert Alas, as summarised in the Pre-application Planning Advice document submitted to your office, dated 21st of April 2015.

As stated in the pre-application document, the proposal seeks *"to extend the ground floor flat to the rear of the property by removing the bay window and infilling the area north of the existing two storey rear extension with a single storey addition including a roof terrace accessed by the first floor flat above and extending the two storey element at ground floor level 2.5 metres into the garden"*.

It also includes, as a further component (that is somewhat surprisingly not mentioned in the main body of the descriptive text but only in the description of proposed materials), *"a small glazed addition with patinated metal cladding protruding from the brick structure"*. It should be noted that this "small addition" would, as shown on the plans, protrude a further 1.8 meters from the brick façade, with a width of what appears to be approximately 3 meters, thus constituting a significant further extension, with a footprint area close to that of the main proposed extension.

We object to the proposed extension for the following reasons.

- The increase in the bulk of the built mass of the house would be considerable and would significantly reduce the area of the back garden.
- The proposed further extension of the brick wall along the North facade, although only one storey high, would significantly increase the feeling of confinement of the narrow passage between 73 Parliament Hill and the adjacent property.
- The construction of the proposed extension would require the removal of a mature holly tree, which is in a healthy condition and is a major environmental asset not only to our property but also to the neighbouring residential buildings and the surrounding area in general, providing greenery, shelter and privacy. It is a serious shortcoming of this proposal to have deliberately omitted making any reference to this tree.
- The proposed extension of the flank walls at first floor level, in order, according to the wording of the proposal, to "avoid overlooking to adjacent properties" and to "mask direct

views", would in fact further increase substantially the perceived bulk of the building and also increase overshadowing, thus reducing the levels of ambient daylight illumination.

- As for the other so-called "*small glazed addition*", it would further reduce the area of the back garden and also add to the feeling of confinement along the South façade. Although we have no objection to the "*patinated metal cladding*" as a material, it is the spatial protrusion that we object to.

In summary, it is my considered opinion, not only as a resident but also as a professional architect and planner, that the proposed extension, as it is currently designed and presented to the Camden Planning department in the Pre-Application document, would, primarily because of the significantly increased bulk of the building and the loss of a mature tree, have an extremely negative impact on the quality of the natural environment and would thus lead not only to a reduction of the value of our property as well as that of other adjacent properties but also, most importantly, on the wellbeing of all residents.

If required, we are at your entire disposal to provide any further information that you may require.

Yours sincerely,



Professor Colin Fournier
Emeritus professor of Architecture and Urbanism, The Bartlett School of Architecture, UCL,
University College London.



Mag. Dorothea Mezler-Andelberg