



The Heath & Hampstead Society

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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: 2015/5847/P

Address: 66 Fitzjohns Avenue, NW3

Description: Demolition. 2 new houses

Case Officer: Zenab Haji-Ismail

Date 4 January 2016

This proposal, although it does not add to the number of houses on this tiny site, amounts to overdevelopment. The present two houses, probably converted from pre-existing outbuildings, are perfectly viable and modestly attractive; they would be replaced by two grossly enlarged houses, whose only function would be additional developers' profit.

We make the following additional objections:

1. The additional height of the new houses would be obtrusive, and take light/sunlight from the 2 adjoining houses, front and back: 64 Fitzjohns Av and 12 Akenside Road. The site size, and the close proximity of its neighbours, makes this inevitable.
2. Access and parking is described ambiguously. Although there is such access to the existing houses, large areas of ground-level area would be occupied by rooflights serving basement spaces. The area remaining for parking and vehicle turning, and for service/delivery access, is not defined; it looks to us that insufficient space would be available. We would support their designation as car-free units.
3. It is unclear how the large basement living areas would be ventilated. Large rooflights are shown, but no indications of ventilation methods. Permanent airconditioning? Not very eco-friendly, or economic.
4. The CMP is not convincing. Large quantities of excavation spoil, as well as building materials, would need to get out and into the site, through one narrow driveway, with traffic congestion problems awaiting them in Fitzjohns Avenue. This is not satisfactory.

Please refuse.