

Flat 1
102 Haverstock Hill
Belsize Park
London NW3 2BD

Jennifer Chivers
Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

3rd January

Reference: Planning Application 2015/6100/P

Dear Jennifer,

On the understanding you may not have made a final decision please accept this belated response to the current planning application above.

In reviewing the applications documentation I note the Design Statement's view (page 13) 'the existing property was clearly designed in 1990's to have its own identity separate to the main house No.102'. Is the architect's opinion based on the architectural design of the façade, or the scale of the development, or both?

I believe the existing scale of the front elevation is a typical architectural design characteristic of the Regency and earlier Victorian period and typical of this area. Namely, a secondary building, sited between larger properties, and of this footprint, is subservient to the larger primary building(s) it borders. Otherwise it would be considered 'terraced' and not a 'coach house'.

This is evidenced throughout the Conservation Area and is a characteristic of Haverstock Hill.

The house may be a 1990's interpretation of that application but it conforms in all instances of scale to the historic benchmark. It most certainly is NOT architecturally 'autonomous' as the D & A Statement states.

Which leads me to the application's proposed development to the rear. The current building's rear elevation is sympathetic in scale and design to its adjoining neighbours both 102 & 104.

However, the proposed design seeks to develop upon the party wall with 102 to an excessive elevation just below 3rd floor fenestration. With regard to scale this makes for an imposing and encroaching building from the rear that architecturally dwarfs 104 and negatively impacts the landscape, vista and quality of natural light from the perspective of 102.

In reviewing this current application I share the same reservations as a fellow freeholder.

To this end, I wish to convey I consider the current Planning Application's scale of development incongruous with current Design Policies within a Conservation area with regard to both scale and amenity.

