

From: [REDACTED]
Sent: 23 March 2016 13:25
To: Tulloch, Rob
Cc: [REDACTED] Currie, Tom (Councillor)
Subject: 2015/4373/P, 13 Kemplay Road

Dear Mr Tulloch,

On behalf of the Pilgrim's to Willoughby Residents Association, I would like to comment on the revised plans for 13 Kemplay Road.

Despite some modifications in this proposal, we still find the proposal to be objectionable in that it fails to enhance the conservation area. The design remains dull and characterless and by standing apart, disrupts the flow of the terrace. The extension to the side appears to be an afterthought – or a garage - and interrupts the view of the Grade II Rosslyn Chapel. Failing to take advantage of opportunities to improve the character and quality of the area is contrary to NPPF 7, paragraph 64.

The introduction of a light well erodes the front garden, which is characteristic of this row of terraces, and is contrary to CPG4. The first floor plan, which in actual fact is the ground floor, shows the light well to be within two metres of the pavement. No details of the balustrade, an important detail, are provided.

Referring in the plans to the basement level as the ground floor is misleading.

Camden should insist on the replacement of the diseased mature sycamore, T2, whether or not permission of this development is given, with another tall growing sycamore or similar specimen from the maple family. This tree along with others on this side of Kemplay Road and in the Church yard are noted in the Hampstead Conservation Area Statement and make an important contribution to the character of this street.

We would also like to request that the Basement Impact Assessment is reviewed by Campbell Reith and that the residents are given time to review his report.

Many thanks for taking into consideration our further comments.

Janine Griffis
Chair, Pilgrim's to Willoughby Residents Association
14 Denning Road
London NW3 1SU