



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: 2016/2827/P

Address: 45 Maresfield Gardens NW3

Description: Boundary treatment, off-street parking

Case Officer: John Nicholls

Date 22 June 2016

This is a very confusing proposal, for retrospective approval of development on which enforcement procedures have been initiated. The applicants appear to rely on a previous Appeal decision given in their favour, but not on the real issues concerned: on procedural grounds. This is an unsatisfactory basis.

The facts seem reasonably clear; off-street car-parking exists on a site occupied by flats, not a single-family house. Such parking does not comply with Camden policies on car use, relief of congestion etc.

It is a gruesome eyesore in our Conservation Area, one of the most unacceptable examples we have seen. It is not stated whether the parking area received specific Planning permission prior to the Appeal referred to; we would find this very surprising.

We note that this site has been the location of several other proposals in recent years, on which we have had to raise objections. There is, therefore, a history of unacceptable proposals from these applicants.

This application seems to be for what is stated to be an improvement on the existing position (itself initiated by the applicants themselves), by reducing the number of parked cars from 3 to 2, and the construction of a boundary wall and gates. No garden space, trees or shrubs are included.

The site ought not to include *any* off-street car parking, let alone 2 spaces, and the wall, gates and gatepost piers are of poor design, especially the tasteless finials on the piers. The character of our Conservation would be seriously harmed.

Please refuse