



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: 2016/4890/P

Address: Wells Court, Oriel Place NW3

Description: Roof extension

Case Officer: Gideon Whittingham

Date: 23 September 2016

This proposal is presented so as to suggest that due to its so-called “mansard” form, it would hardly be visible from ground level, and would not exclude light or sunlight from neighbouring areas.

This is a misleading suggestion, despite the lengthy light/sunlight report submitted. The additional height would be perceived from many locations, as can be seen from the section drawings submitted; hardly any setback would result from the design.

Wells Court would become the tallest building (6 floors) in the central Hampstead village area, just where it is densest.

What is more disturbing, however, is the light and sunlight that would be lost to the vital open space opposite Wells Court, which provides a unique green lung to this densely developed corner of central Hampstead. The light/sunlight report disregards this entirely. It is plain that any increased height to Wells Court, sited to the South of the open space, would deprive it of light and sunshine. There have many plans to use this space more effectively, in the public interest; they would be harmed significantly by this proposal.

Please refuse.