

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4978/P	Tracey McAlpine	7 Mansion Gardens London NW3 7NG	05/10/2016 18:19:38	OBJ	<p>I have been a resident of Mansion Gardens for the past 28 years. During this time my husband and I have been responsible for the running of Mansion Gardens Management Company. The company was formed to ensure the development is well maintained and abides by the original planning approval and covenants put in place at the time of construction.</p> <p>Mansion Gardens is a development on the edge of the Hampstead Conservation Area, adjacent to West Heath and was constructed to sympathetically blend in with the surrounding area. The properties were built using natural coloured brick and wooden window frames reflecting the colours of the Heath.</p> <p>Mr Bloomfield, the owner of No: 11 Mansion Gardens has lived within the development since its construction in the early 80s. His property has continually been developed since that time and the recent building work has taken 3 years with no sign of it coming to an end.</p> <p>The context of this planning submission states that Mansion Gardens is 'a new estate' I would argue that an established development of over 30 years old is not new.</p> <p>The context also states that the ground floor garage is set below the level of the estate, yet in a later planning application No: 2016/4977/P permission is requested to make this garage a habitable living space. This work has in fact been carried out and the garage has already been converted. There is no mention of this on the proposal.</p> <p>The long open garden has been a focal point on entry to Mansion Gardens with mature trees and in keeping with the open plan aspect of the development.</p> <p>I strongly object to having a visible living space erected at the front of No: 11 Mansion Gardens. The proposed structure is not in keeping with the rest of the development. White powder coated aluminium is not a natural material and will create an eyesore as you enter Mansion Gardens. I strongly disagree that the choice of materials and approach to design have followed the estate design principles and materials. It would NOT have minimal impact!</p> <p>The properties are constructed of brick with wooden framed windows. A point of fact that Mr Bloomfield has already flaunted by replacing his with PVC windows after being told this wasn't acceptable.</p> <p>Although planning approval (planning ref: PWX0203180) was allowed at No: 4 Mansion Gardens, this was for a double height infill at the back of the house between two walls, it did not extend beyond the original building and would not have been seen from the road or any other property. It was to be constructed using all original materials and would have looked identical to the house. In fact the conservatory was never built. No other property within Mansion Gardens has a visible conservatory or living space close to the communal road. The proposed plans show this conservatory to be practically built alongside the road.</p> <p>The plans associated with this application do not clearly show the impact that having a conservatory</p>

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and two parking spaces would have on entrance to Mansion Gardens. The rural aspect in keeping with Hampstead Heath would be completely eroded with yet more construction and the loss of mature trees. The entrance would be completely spoilt and I believe would have a detrimental effect on the value of the development.

The plans associated with this application are not representative of the property if you take into account the other planning submissions.

Mansion Gardens is a well-established development of 9 houses built within close proximity to Hampstead Heath and the Hampstead Conservation Area. The properties were designed by Ted Levy and are now recognised as part of the area's heritage. Therefore I believe that the original design and construction of these properties should be maintained and development kept to a minimum.

Tracey McAlpine
7 Mansion Gardens
