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London Borough of Camden
Planning Department
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7th November 2106

For the attention of Anna Roe

Dear Madam,

Reference: PLANNING APPLICATION NO 2016/5383/P

Erection of single storey flat roof extension to provide 4 x residential flats (C3)

I write in connection with the above planning application. I have examined the plans and I know the site and area very well having lived in and owned my flat in this block for over 15 years. I wish to object strongly to the development of these flats on this site.

Manor Court is within the South Hampstead Conservation Area and my view is that this development does not preserve or enhance the look of this area. The development is not aesthetically in keeping with the building/site or the surrounding area, and in fact the new proposed elevations make the building look very odd. I think development options for the site should be looked at in relation to the entire blocks/site or not at all.

Following searches on Camden council website, I understand there is no neighbourhood plan in place for the South Hampstead Conservation Area against which this application can be measured against. My understanding is that currently all side and frontal roof developments in this Conservation Area are strictly prohibited.

I have reviewed the application plans in detail and also have the following concerns in relation to the proposed extension:

The current building and foundations for the purpose built block are almost certainly unsuitable for the proposed extension, as buildings in the South Hampstead are have generally shallow foundations due to the high water table in damp conditions. I have serious doubts that the

building is structurally capable of carrying an extra storey and doing so could harm the architectural integrity of the entire building. I believe that the additional load will cause damage which could then require major structural works to the existing buildings.

The blocks in the flat currently have very limited shared communal and green garden space between them, the gardens around the front of the building are very nice to enjoy in the Summer months, however there is not space here to allow for additional residents to share in its use.

The new covered cycle area and increased refuse capacity plans detailed on Page 7 of the Design and Access Statements are interesting as my understanding is that StripeCross is not the freeholder for the site, so does not actually have the rights to build/change either of these. The existing parking is already under strain with 7 spaces provided to 12 flats and has a very busy and compromised entrance/exit. These two proposed changes could cause much issue for users of the car park as it will reduce turning circle and reversing options.

The additional storey will mean 3 long flights of stairs would need to be climbed to gain access to the new dwellings. The stairs outlined on page 8 and 9 of the Design and Access Statements are not shown to their correct dimension as they actually take up the entire length of the corridor. A lift would be far more appropriate, however there is not space for the installation in the current layout and going back to my previous point the developer does not have rights to install one.

The proposed elevations will also take away from the surrounding views, blocking the much needed view of trees and natural greenery from other buildings and from street level, which would lead to loss of amenity and take away considerably from the current view and feel of this area.

Finally, I am concerned that the proposed layout may also cause an issue from a Health & Safety point of view as these 3rd floor dwellings would only have a single route for exit in the event of a fire.

If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided.

Please let us know as soon as possible the date of the meeting. My preferred mode of communication would be [REDACTED]

Yours faithfully,

[REDACTED]

Dipan Patel

(On behalf of Mr D & Mr M Patel)