

Kate Phillips  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London  
WC1H 9JE

Flat 4  
9 Dennington Park Road  
West Hampstead  
London  
NW6 1BB

5 December 2016

Dear Ms Phillips

**Application Number 2016/6111/P; 11 Dennington Park Road London NW6 1BB**

As the owner of Flat 4, 9 Dennington Park Road, the property adjoining the above application site, I wish to register an objection in the strongest terms to the proposal for a rear extension at lower ground floor level; dormer window to front roof slope; rear roof extension and creation of roof terrace above; and works in association with retention of 16 high multi-occupancy units. My reasons are as follows:

- (1) **Excessive development.** The proposed extension will cover two-thirds of the rear garden of the property. As a first floor rear flat owner in the adjoining property, my view will be over an unsightly flat roof, apart from the prospect of occupiers using the roof as a recreational area with a full view into and in the closest proximity to my flat. A comparable application for an extension to the lower ground floor Flat 1 in 9 Dennington Park Road was indeed refused on these grounds, along with the reduction in green space.
- (2) **Security.** Unauthorised entry into my flat through the rear-facing windows will be considerably expedited with the construction of an adjacent flat roof.
- (3) **Reduction of green space.** The extension will remove two-thirds of the garden in an area where green space is at a premium – a reason for refusal of the application for an extension to Flat 1, 9 Dennington Park Road.
- (4) **The need for additional HMOs.** West Hampstead has seen a considerable expansion of HMO units in recent years, and there is certainly no dearth of such accommodation in the area to warrant such an intrusive development. The present licence allows for an occupancy limit of 15 individuals. Retention of the present ground floor layout would allow further occupancy in 3 double units. With this in mind, the scale of the proposed development is out of all proportion to the marginal increase in occupancy over that which is presently permitted, and over that which is potentially possible with a smarter layout of the ground and upper floors within the present footprint of the property.

While I welcome the reinstatement of 11 Dennington Park Road as a dwelling, the most appropriate housing type should be in keeping with the general character of its neighbours along Dennington Park Road, and in particular, its immediate neighbours such as myself. The present configuration of the property, albeit potentially with some internal adjustments, meets this requirement.