

44 Clevedon Mansions

Lissenden Gardens

London NW5 1QP

[REDACTED]

[REDACTED]

Laura Hazelton
Planning and Built Environment
LB Camden
5 Pancras Square
Judd St
London WC1H 9JE

Thursday, 15 December 2016

Dear Laura Hazelton,

Objection to planning application 2016/6238/P The House, Lissenden Gardens

We are the residents of 44 Clevedon Mansions and we strongly object to the planning application, which would have a severe, detrimental impact on outlook and amenity for our flat, on the character of the estate as a whole and on public experience of the estate:

- The proposed extensions will significantly increase the solid box-shape bulk of modern building directly facing our flat and will impact severely on our outlook.
- The proposed north extension – two storeys for a music room and storage space – will completely close the existing visual gap to the north and block openness of outlook from our flat towards the Heath and the sky.
- The visual gap from our flat towards the Heath has already been diminished by the bulk of the House compared to the former cottage on the same site; closing the current visual gap to the North would intensify the denseness of the mass of the east side of the House in front of us. Without this visual gap the density of the modern building would be oppressive.
- The proposed extension to the east of the House, which directly faces the front of our flat, would bring the east wall much closer than the current brick wall – approximately 1.5 metres closer (the depth of the current balcony) - and would present us with an unbroken solid wall that will now be three storeys high.
- The proposed new roof level of The House will be higher than the ridge line of the original cottage by more than 1.5 metres. This will have a significant detrimental impact on our outlook: currently the outlook from the front of our flat takes in the Victorian mansion blocks of Parliament Hill Mansions, beyond the House, straight ahead; the proposed additional storey will entirely block this outlook straight ahead of us, disconnecting us from the Victorian character of the estate.
- Currently our outlook straight ahead from the front of the flat, includes space above and beyond the House towards Parliament Hill Mansions; the additional storey will block this, removing any sense of space above and beyond the House towards Parliament Hill Mansions.
- There will also be significant loss of public outlook from the Heath and the Heath path going down the side of Parliament Hill Fields. People looking towards the estate from the Heath

will no longer be able to see our part of Clevedon Mansions because of the additional storey to the main house plus the two storey rear extension; instead of seeing the Victorian mansion block there will be a very large, bulky modern block obscuring the lower three floors.

- An additional storey to the House and the two-storey rear extension will be out of character with the estate because of its modern, solid bulk.
- In addition, there is a substantial incongruousness if, on a mansion block estate housing between two and four households on each floor of each mansion block, one modern single-household unit takes up three floors, which is more than half the height of a whole block of flats.
- The new Parliament Hill School development will greatly reduce the open outlook at the back of our flat, facing us with a huge school block only a few metres away and detrimentally affecting our openness outlook – but at least this is in the service of rebuilding a school that will benefit hundreds of young people every year. The proposals for the House would severely box in our outlook from the front of the flat as well, and will have this impact on all the flats in our block from the ground to the second floor, and much of the neighbouring block – and this would be in the service of extending one single living unit – a whole storey to provide an office and a two storey back extension to provide a music room and storage space for just one household!

We will try and send photographs to illustrate these points in the next few days; alternatively, Michael Thorpe, Flat 47 Clevedon, will be sending photographs on behalf of our block.

Please do not hesitate to get in touch if further detail would be helpful.

Yours sincerely,

Katie Argent and Michael Alexander