

Lissenden Gardens Tenants Association
26 Lissenden Mansions
Lissenden Gardens
London NW5 1PP

Monday 19th December 2016

Laura Hazelton
Planning Officer
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Ms. Hazelton

Comment on Planning Application – 2016/6238/P
(The House, Lissenden Gardens, London NW5 1ND)

The Committee of the Lissenden Gardens Tenants Association has instructed me to contact you to lodge an objection to Planning Application 2016/6238/P. We believe that the proposed changes to the existing building will have a significant and detrimental impact on the community in Lissenden Gardens on the following grounds:

- **Increased height and bulk**

The construction of an additional storey will reduce northern openness and sky, which we believe is an essential element of the original architectural design when the properties in Lissenden Gardens were built. We believe that this will negatively impact residential and public outlook and amenity from Clevedon Mansions and the approach to The House from Lissenden Gardens. It has been calculated that the amended building would be approximately 2 meters above the ridge line of the original cottage. We believe that a three-storey building would have been rejected in 2006 and should therefore be rejected now as there have been no new circumstances to merit a different analysis.

The proposed increase in the height and mass of The House will negatively change the dynamic and relationship between the Clevedon Mansions and Parliament Hill Mansions at the north end of the Lissenden Garden Estate. The additional storey will effectively create a 3 storey barrier across the North end of the square, blocking the architectural relationship between Clevedon Mansions and Parliament Hill Mansions, two of the anchor buildings of this part of the estate. The addition of a new storey will, in addition, negatively impact the outlook of all Estate residents to the North towards the Heath reducing openness and sky views.

An important visual element for those entering Lissenden Gardens through the path from Hampstead Heath has been a view of the end block of Clevedon Mansions in the distance. The proposal will replace this historic view with a modern house.

The planning application relied on the use of an outdated design for Parliament Hill School's new ribbon building in an attempt to offset the increase in the height and the bulk of the property. The design of the ribbon building was changed considerably some time ago, and we believe that the

increase in the height and bulk of the property will not be masked by the new buildings at Parliament Hill School.

- **East-side extension**

The application significantly increases the bulk and mass of The House on its East side. We would argue that this will have a considerable negative impact on outlook and amenity for those who live in Clevedon Mansions. The proposed increase in height and mass on the east side of the House will form a literal wall for all residents of the lower three floors of Clevedon Mansions, negatively impacting outlook and view from the square.

The current design is stepped to a certain extent which helps to break up the mass of the House; this will be lost if the building is expanded as in the current application, extending the building outwards to the east and no longer set back from the main building as is currently the case. Please refer to Camden Planning Guidance, section 4.16 and section 4 figure 3. This will reinforce the sense for residents of a massive wall overshadowing them and their homes, impacting both the outlook from Clevedon Mansions and the public view from the square.

We would ask for the approved plans for Parliament Hill School (planning applications 2014/7683/P and 2016/3512/P) to be taken into consideration. Much of Clevedon Mansions and the estate itself will be walled off from the North and Northeast by the new buildings for Parliament Hill School. The proposed changes to the House will add an extra wall to the West.

- **Rear extension**

We object to the rear extension as its scale and size, especially in such close proximity to Clevedon Mansions, will cause a sense of enclosure for those living on the ground, 1st and 2nd floors (which is against Camden planning guidance, section 4.10).

The proposed use of the rear extension as a music room also raises noise concerns given its proximity to the Clevedon Mansions and Camden's inability to control its use by future residents. We believe that the rear extension is not subordinate to the host garden and will have a negative visual impact (which is against Camden planning guidance, section 4.24) and reduce sky view for some neighbours in Clevedon Mansions.

- **A diminished sense of openness**

The new storey and design changes will result in the House becoming the focal point when approaching either from the South or through the path from Hampstead Heath. This will overpower and detract from the historic architecture of the estate, as opposed to providing a complementary juxtaposition. The open-ended nature of the square will be lost forever.

The plot of land on which The House is situated was never intended to be used for a building of the size and mass of that which has now been proposed.

- **Use of property**

The House was designed with a four person family in mind and the family size remains the same.

The justification of the proposed development is to provide an office, which must be substantially larger than a typical work from home office (which the applicant already has). This therefore raises the question of whether the proposed changes warrant a change of use to commercial use.

The Committee of the Lissenden Gardens Tenants Association objects to the application, which would alter and expand the footprint of The House from multiple aspects and is much more than a simple roof extension. If granted, the proposed changes will have a detrimental effect not only on the lives of dozens of nearby residents but also the wider Lissenden Gardens estate and the amenity of the public who frequent Lissenden Gardens to access Hampstead Heath.

We therefore respectfully request that this application is rejected.

Yours sincerely

St.John Wright
Chair
Lissenden Gardens Tenants Association