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Rob Tulloch
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Dear Rob

6 STREATLEY PLACE, LONDON, NW3 1HP

We have now read through the various objections raised by residents and can give the following comments. There appears to be several objections which are repeated and so we have focused on these themes as follows;

Design

While we understand that the design and overall look of the scheme is a subjective matter, we feel that the scheme addresses the requirements under the relevant planning policy and conservation area guidelines. The height, scale, bulk and massing address the requirements of the site appropriately and are very similar to the previous consented scheme. The position of windows, terraces and outdoor amenity spaces have been carefully considered so that no overlooking or loss of privacy will occur for either the surrounding properties or the new development. The few windows that exist on the side elevations have obscure glazing or louvres to prevent direct overlooking to adjacent properties and mature planting on the terraces create enhanced privacy throughout.

The materials have also been carefully chosen to reflect and repeat the various materials that are used in the local area and adjacent building. These include, red and yellow stock brick, dark red/brown clay tile hanging to elevations, hardwood timber doors and window frames. The only different material is the bronzed copper finish to the louvres and frames and front door. This material works well with the traditional materials used locally and this can be seen on contemporary buildings elsewhere in Hampstead.

Overall the design is contextual and follows features and materials which can be found in the local vernacular of Hampstead village. We will be providing a more detailed part elevation and samples of materials prior to the committee meeting for consideration.

We understand that as a result of the internal consultation, the Design Officer is also happy with the overall design, height and massing for the scheme and is not objecting to the proposal in any way.

Daylight and Sunlight

The design of the building in terms of bulk and massing has also been carefully considered so that windows in the adjacent properties are not adversely affected by the development. The applicant has commissioned two reports to address this issue directly. These reports accurately measure the effect of daylight and sunlight on the three properties that could be most affected by this development; 3 Streatley Place, flat 1 on Streatley Place Flats and the ground floor flat on New End Court. The report clearly shows that there is no evidence that the development will adversely affect the windows of these properties.

Indeed, the reality of losing the over-grown trees on the site will greatly improve the daylight and sunlight for most of the windows to these surrounding properties.

The bulk and massing of the building has also been altered following concerns raised by local residents. The North-East corner and Eastern side of the development has been cut back in response to the adjacent owners' comments during the community consultation process.

Also in response to neighbour concerns about losing the existing trees on the site, it is proposed that several new trees will be included within the site replacing some of those lost along the Eastern boundary of the development. This will allow a natural environment for birds to habitat and will help to maintain the overall green character of the development.

Construction Method Plan

The intention of the applicant and the developer for this site is to create a building with as little nuisance to local residents as is possible. The location of the site makes this a difficult one to develop. The site is only accessible by foot along Streatley Place and does not have any direct access for vehicle drop off or collection. As such all building materials and waste will need to be carried along Streatley Place.

Many of the objections raised relate to the concern and comments about how the building will be constructed. The client has undertaken three community consultation meetings and then held separate discussions with the school along with the planning and highways officers to discuss the most appropriate way in which to construct the development. Several locations around the site have been identified for offsite deliveries, waste collection and temporary site facilities.

Following these consultations and concerns raised at these meetings, the second draft CMP has been issued which responds to the issues raised. As a result of these discussions and continuing consultation, two sites are considered to be more appropriate; the drop off layby on Back Lane and the paved area on Boades Mews. Following the onsite meeting with the planning officer and the Highways officers from Camden, other sites which have also been considered and which are not deemed appropriate include Flask Walk and New End Square.

The locations at Boades Mews and Back Lane will be considered further as part of the ongoing community consultation with local residents and in particular the local schools and businesses. A further draft will be issued and agreed as part of the condition for approval as part of the planning consent and this will be developed in more detail once a main contractor has been appointed.

Following a further site meeting with the highways officer & conversations with local residents, Back Lane was further analysed as an option for an off-site compound. We understand that the bays on Back Lane are indeed only ever used as pull-in bays allowing short terms deliveries to the local shops on Heath Street and nothing else. We also understand that given that these bays have double yellow lines parking is not allowed at any time other than for these short terms

delivers of up to 15 minutes. We are proposing using part of these bays for the skip storage for the first few months of the project and another part for the short-term storage of delivered good for the site. This area will have temporary fencing to protect the stored materials which will only be in place for a brief period each day until the good are fully taken to the site. This will allow the bays to be used for deliveries as they are used now.

The construction method plan also sets out the daily regime for cleaning Streatley Place and the surrounding roads during the construction period. This is an important aspect of the works as all foot paths and streets will need to be clear of debris, materials and mud. This will be controlled directly by the contractor and enforceable under the terms of the Conditional Approval

Change of consented use from Hotel to Residential

The previous planning consent for a 3-bedroom hotel was an unpopular decision amongst many of the local residents. It was felt at the time that housing should have been considered for this site in line with national and local planning policy encouraging the development of new residential units. The previous scheme was consented in 2015 and the site has since been sold to the new applicant. The new proposal for 4 small residential units suits the site much better than the 3-bedroom hotel. This satisfies national and local planning policy for new homes and will also bring life, security and self-policing to Streatley Place. We understand that many local residents welcome the introduction of new homes instead of the 3-bedroom hotel.

Overdevelopment

The site is not overdeveloped and accords to adopted planning policy DP5 development density. Indeed, the development of 4 mixed sized residential units well within the recommended density for this site which sits within a semi urban area with a PTAL rating of 3.

Light Pollution

The spread of artificial light from the new development is not seen as a concern under planning policy. The design does not include for any windows on the side elevation and the roof light at the rear will have black out blinds to close of these roof lights therefor preventing the spread of light from the site. This could be a condition of approval.

Loss of Trees

An aboriculturalist report was issued as part of the earlier planning consent and later updated as part of this current application. Very little had changed between the two reports being made over the three-year period other than a couple of trees have been downgraded due to their declining condition. These include elderberry (T3) and yew (T12) trees. Given that the previous consent allowed for the trees to be removed from the site, it is understood that this principle would remain as part of any new consent for a similar building.

No objection has been raised from Camden officers regarding the removal of the trees from the site.

The current planning application includes for the inclusion of several new trees to be planted on the North-Eastern boundary against New Court Flats. These have been included as a direct result of comments made by owners of the ground floor flats who asked if trees could be included to provide a new habitat for birds and nature.

Land Stability

The stability of the land and the construction detail of the development is not in itself a planning matter. The construction and structural stability of the site is dealt with post planning through the Party Wall Act, Building Regulations and Good Building Practice.

However, a structural engineer has been appointed to provide an initial construction statement which is included within the Construction Method Plan. This sets out the principle of constructing new retaining walls, the maintained stability of the land for the surrounding properties, the process for clearing the site of derelict buildings, the method and order for piling and excavating foundations and the removal of waste from the site. The construction work will be undertaken by a reputable contractor and a qualified and experienced structural engineer will inspect all works carried out on site.

Refuse storage

Following comments from local residents, we have swapped the position of the refuse store with the bicycle storage. The final scheme has the refuse positioned inside the main entrance to the property at the higher level. The space allows for refuse and recycling bins, the amount of which is agreed with Camden.

The bicycle storage is at the lower level behind a lockable door and provides storage space for at least 1 bike space per flat as per planning policy guidelines

Conclusion

We very much hope that you will support this scheme as we feel the development is an appropriate and sensitive proposal providing small residential units within a unique urban environment. The units are varied and are interestingly designed with good quality outdoor space and ample storage facilities.

The design is carefully considered allowing the building to sit comfortably within the vernacular character of the local area and as a result will add further interest and completion to Streatley Place itself.

We would also bring to your attention the positive letters of support for this scheme including comments from Mr Mark Nevard who is involved with the HCAAC stated that he is in support of the development on the grounds of its providing small scale housing units of up to three bedrooms which is what the area desperately needs rather than mansion flats. Generally, these supporters prefer the change of use to residential instead of a 3 bedroom hotel and also the improvement on the overall design.

Yours sincerely

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