

UCL BARTLETT FACULTY OF THE BUILT ENVIRONMENT
BARTLETT SCHOOL OF ARCHITECTURE
Wates House, 22 Gordon Street
London WC1H 0QB

Professor Colin Fournier
Emeritus Professor of Architecture and Urbanism

Tel:

Mobile

e-mail:



UCL

**London Borough of Camden,
Planning Department
To whom it may concern,**

**Re: OBJECTION TO PLANNING APPLICATION
Planning Application - 2017 / 2793/ P
Flat Ground Floor Rear
71 Parliament Hill,
London NW3 2TH**

London, the 14th of July 2017,

Dear Sir or Madam,

I am writing to object very strongly to the planning application made by the new owner of the ground floor flat at No 71 Parliament Hill for an extension into the back garden of her property.

I am one of the co-owners of the share of freehold property at no. 73 Parliament Hill, a house adjacent to the property for which the above-referenced application is being made for a rear extension.

From an examination of the plans, it is clear that the proposed extension would significantly encroach upon the green space of the garden and therefore contribute to a further reduction of the environmental quality of the surrounding residential area.

Given the nature of the housing market in Camden, there is no doubt that such a development would constitute a highly profitable investment for the new owner, potentially providing substantial financial returns due to the increased resale value of the property.

I would like to point out, however, that the proposal totally contravenes the planning guidelines and principles specifically laid out by the Borough of Camden in its « South Hill Park Conservation Area Statement » which expresses serious concerns about the loss of garden space in the area and clearly recommends that green areas should not be replaced by built structures and hard surfaces.

The Bartlett University College London Wates House 22 Gordon Street London WC1H 0QB
Tel: +44 (0)20 7679 7504 Fax: +44 (0)20 7679 4831
architecture@ucl.ac.uk www.bartlett.ucl.ac.uk/architecture

It is clear that accepting this proposal would constitute an act of collusion with a purely speculative intention that does not respect the environmental agenda of the borough of Camden nor take into consideration the broader interests of the community at large.

I am therefore expressing my firm opposition to this application.

Please do not hesitate to contact me should you require any further clarification concerning my professional opposition to this proposal, both as an architect and as a urban planner,

Yours sincerely,

Professor Colin Fournier

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2793/P	Guido Hagemann	Flat 4 73 Parliament Hill	12/07/2017 15:01:37	OBJ	I would like to object to the proposed development. The interior gardens in the area, such as in between Parliament Hill and South Hill Park Gardens, are characteristic for the neighbourhood and an important heritage aspect. The proposed development would significantly reduce the existing garden area. Instead of having the pleasure of looking onto a green space, anyone with a view onto the current garden would be looking onto a man-made structure if the proposed development was permitted. Note that Camden's document 'South Hill Park Conservation Area Statement' specifically cites the following 'Current Issues' to the area: 'rear extensions' and 'loss of garden space, hard and soft landscaping'. These concerns will need to be respected when considering the present planning application.
