

75 Hillway, London, N6 6AB

To Camden Planning,

21 July 2017

Dear sirs,

Proposed works to 81 Hillway, ref 2017/3800/P

We have had sight of the letter of objection of Dr Williams of 79 Hillway dated 17 July 2017. We agree with all she writes and have little to add. Our house is naturally less directly affected but the massive scale of the proposal to develop No.81 is deeply troubling to us and, we assume, to anyone who lives on the estate. Whilst the extensions upwards and outwards may increase the value of the applicants' property we have no doubt that it will decrease the amenity enjoyed by all other residents on the estate who enjoy the distinctive feel and scale of Holly Lodge.

We respectfully urge Camden Planning to refuse permission for the raising of entire top floor attic above the existing roof line and the installation of south facing dormers. These proposals are out of scale and destructive of the uniformity of the estate. In particular the removal of the characteristic architectural features of the distinctive Holly Lodge chimneys is objectionable.

The excessive rear extension is an incursion into the green space at the rear of the properties. Whilst residents primarily enjoy their own gardens, they also enjoy the gardens of their neighbours, their trees and shrubs, the maintenance of natural light and the lack of domination by neighbouring structures. This communal enjoyment is one of the features of the estate and should be preserved. The lines established for other rear extensions in height and depth should not be permitted to be exceeded by this property.

Like most residents, we fully support the Holly Lodge Estate Conservation Area Statement to preserve '*what makes Holly Lodge Estate special*'. This special character has been damaged in the past before planning controls were robust enough to preserve the uniformity of estates like ours. It is essential that Camden's planning team respects the Conservation Area Statement and prevents developments such as this which will set a precedent for other property developers and will, by degrees, destroy our preserved communal amenity to the detriment of all, including new occupants.

Yours sincerely,

Professor John Hendy QC
Ms Lisa Quinn

