



The Heath & Hampstead Society

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The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2017/4653/P

Address: 3 Akenside Road NW3

Description: Garden outbuilding

Case Officer: Charlotte Meynell

Date: 4 October 2017

We object to this application, on these grounds:

1. Size

We know that "overdevelopment" is not now a word recognised in the Planning vocabulary, but call it what you will, this proposal is grossly too large, occupying a high proportion of the rear garden to this house. The conserving of green garden space is a serious matter, not only affecting the character of a neighbourhood, but also in terms of resisting climate change.

This site is within the Fitzjohns/Netherhall Conservation Area, and the house locally listed. Together with the parallel application 2017/4652/P for extension to the house itself, the total proposed additional floorspace is excessive, and the loss of open space/garden harmful to the character of the area.

2. Use

The drawings do not include any reference to any kitchen or bathroom space, but the areas marked "storage" could be adapted later, without Planning Permission, to make the building a self-contained living unit. Perhaps as a rather generously-sized Granny Flat, perhaps as a stand-alone single-story house to be occupied and then sold separately. Access to it could be achieved via the pathway at the side of the house. This would certainly require a new Planning application, which we hope would be refused on the grounds of Backland Development.

3. Loss of Privacy

The raised floor level, and the large windows at side and rear would lead to overlooking and loss of privacy.

This is a most unacceptable proposal, which could lead to dangerous precedents

Please refuse.