

25-10-17

RE: 2017/4767/P  
46 Willow Road Planning application  
FAO: Liza McCann

Dylan Wilde Hershman  
20 Gayton Crescent  
NW3 1UA



Dear Planning Officer,

I reside at 20 Gayton Crescent, the property that would be in direct view (see picture provided) of the purposed planning application for the shed at 46 Willow Road. I would like to state for the record that I formally object to the building of an additional structure on top of the existing garage at 46 Willow Road.

My primary objection is as follows;

The shed would be built on top of a garage. In no other instance in Hampstead to my knowledge is any sort of structure that exists on top of a garage unless it is an integral part of the structure of the building as a whole. I can find in no instance is there a shed, or semi permanent structure fixed to the roof of a garage or as a make shift space for additional storage.

In addition it states in the lease governing usage of the garage /terrace that no structure can be built on the garage. See Specific wording below.

As stated in the head lease governing the usage of the Garage/terrace stipulates as follows;

THE SECOND SCHEDULE  
PURPOSE

The right to use for recreational purposes the terrace of the premises and to place pots for growing flowers and plants and garden chairs and a garden table thereon and a right of access to tend the flowers and plants and FOR NO OTHER PURPOSE WHATSOEVER BUT PROVIDED THAT NO OTHER ITEMS WHATSOEVER SHALL BE PLACED OR STORED ON THE PREMISES AND NEITHER SHALL ANY STRUCTURE OR TRELIS BE CREATED THEREON.

While there are many sheds in the back of gardens, most back of gardens are not on the roof of a garage. Which already stands at 3 Meters tall. It is not appropriate to build a structure, which would add a further two meters of height to the overall presence of the garage. Being 5 Meters tall should give any planner

some pause for thought. It would be a true injustice to allow such a blithe on the framework of Hampstead to be permitted, especially as it will be in direct view of several property owners.

#### Additional Objections

1. That the said Ms Adrienne Aiken is renting the property and not owning it.
2. I have confirmation that the actual owner of the garage, Mr Edward Wolf has not given the tenant permission to build a shed on top of his garage.
3. It may be used as an additional overspill for tenants
4. That the correct surveys have not been undertaken to ensure the integrity of the structure once the building has an additional load. Garages rarely are built with the intention of an additional structure on top. How can we be sure the existing building can take the stress of an additional structure, as surely the council needs more verification. The applicant has already stated she intended to store possessions. Given the amount she has described I feel it should be necessary to make sure the building can take the stress at the very least.

My property, which looks directly onto the garage, the shed will be in direct view into our living room, kitchen, dining room and guest bedroom. This I find unacceptable, as it will be less than 7 Meters away from my house.

#### Conclusion

We as a family are concerned that if permission is granted the shed could become an open door to develop the rear of gardens to the height of 5 meters or more. The use of a shed is widely varied and would be a detriment to my family's privacy if used as an extension of the flat. (And there is no way to Police this) As I have stated we are overlooked already in our living room, dining room, bedroom and kitchen. Given the reason as stated by the applicant at 46 Willow Road (more storage because the flat is too small) We feel this reason is not sufficient enough to just allow a tenant to build more storage at the back of the garden on top of a garage. Our reasons for objecting are both relevant and in tandem with other Hampstead Residents. This should be carefully considered when rendering your decision.

We hope you will see that keeping Hampstead beautiful means respecting existing residents and their reasonable right to keep the architectural landscape preserved for future generations, and to maintain the property value in this much sought after conservation area. We hope all of the above will be considered when making your decision.

Best Regards,

Dylan Wilde Hershman



