

[REDACTED]

From: Tulloch, Rob
Sent: 04 December 2017 11:19
To: Planning
Subject: FW: Objection to revised plans, 2015/4373/P, 13 Kemplay Road

Hi guys,

An objection to register.

thanks

Rob Tulloch
Senior Planning Officer
Planning Solutions Team
Regeneration and Planning
Supporting Communities
London Borough of Camden

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From: Janine Griffis [REDACTED]
Sent: 04 December 2017 10:58
To: Tulloch, Rob <Rob.Tulloch@camden.gov.uk>
Subject: Objection to revised plans, 2015/4373/P, 13 Kemplay Road

Dear Mr Tulloch,

I am objecting to the proposed revised plans for 13 Kemplay Road on behalf of the Pilgrim's to Willoughby Residents Association.

It is clear from the revised drawings that the proposal will cause harm to the setting of the Rosslyn Hill Unitarian Chapel and is therefore contrary to the NPPF paragraphs 132-4, the Local Plan D2 and the Hampstead Conservation Area Statement. While the harm to the setting of the chapel may be less than substantial, there is no public benefit of the proposal to outweigh the damage that it would inflict.

The proposal is also contrary to the emerging Hampstead Neighbourhood Plan, DH2, 3.12: "Harm to a designated or non-designated heritage asset would include development that through its height, mass, profile or quality, obstructs or degrades that asset or its setting."

Since its construction in 1862, the setting of the Chapel has been increasingly damaged by encroachment, most seriously in the 1950's when the Council purchased what had been tennis courts northwest of the chapel on Kemplay Road to develop seven houses. At that time, the approach from Pilgrim's Lane was also blocked off by new development.

Most recently, the view of the chapel from Willoughby Road has been completely obscured by an infill development in front of the church hall, which pre-dates even the church.

Even in the 1950's, however, a gap was left in the development of the houses on Kemplay Road, with the result that the full width of the church can be appreciated only from Kemplay Road.

The revised proposal would obscure the west aisle of the church, allowing the full width of the church to be seen from only a narrow viewpoint. It clearly does not preserve or enhance the setting of the chapel or the conservation area and for these reasons should be rejected.

Sincerely,

Janine Griffis
Chair, Pilgrim's to Willoughby Residents Association
14 Denning Road, NW3 1SU