



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: 2017/6306/P

Address: 29 New End NW3

Description: Revisions to designs permitted on Appeal

Case Officer: David Fowler

Date: 5 February 2018

We comment now on these proposals, despite attempts to camouflage their existence; no trace of them occurs in your Weekly List of Applications, the only source publicly available to us, and other neighbours of Planning activity. We object strongly to this move to exclude public consultation on a proposal as acutely controversial as this proposal, opposed so widely locally, but granted on Appeal.

We have been alerted to this application by neighbours, especially by Mr Guy Wingate, of Hampstead Square, who has written to you at length, objecting to many aspects of the proposals. Having examined the documents, we write in support of his views, which we understand reflect the opinions of all affected neighbours.

We will not repeat his objections in detail, but summarise our views on its essentials:

1. Roof Plant Enclosure

This is an entirely new, large, structure on the roof of the building, not appearing on any of the designs considered on Appeal. It is crudely designed, obtrusive, and makes what is already an ugly eyesore significantly worse. It obtrudes into the skyline of the building, and would be visible from all directions, including the Grade 2 listed Christ Church.

The drawing shows it without any pipe or duct connections, which would be inevitable; needless to say, these would make its appearance even more unacceptable. The plant and its services could and should be incorporated into the structure of the building, without intrusion or increase in building area or bulk. This is a new-build, not an existing structure.

2. Noise

No new Noise Assessment report is presented, which would imply that noise from plant and services could be unlimited in volume or obtrusiveness. The building is surrounded on all sides by existing residential development and gardens. This is completely unacceptable.

3. Removal of communal open space.

Significant areas of garden and other paved open space, designed to be for communal use has been “re-allocated” for the private use of 2 flats, Flats 8 and 9. This goes

contrary to the specific statements made in the Appeal documents that this area should and would be protected, and also to policies contained in the Camden Local Plan, soon to be adopted. We object vehemently to this part of the proposals.

4. Disabled/wheelchair access

Revisions are proposed to degrade the nature and location of disabled access to several areas, especially to Flats 8 and 9. This is a particularly cynical aspect of the proposals. Details are provided by neighbour Guy Wingate.

5. Roof terraces

Windows are shown to be replaced by glazed doorways in numerous locations at floor levels 1, 2, 3 and 4, enabling large areas of set-back floor area to be used more effectively as roof terraces.

You will be aware of our long-standing opposition to open balconies and roof terraces at upper levels of buildings. They lead to unacceptable overlooking, loss of privacy and visual and noise pollution, in the high-density areas of Hampstead. All of these would have a serious impact on neighbours, large numbers of whom are at very close-quarters.

No screening, planting or other forms of protection are proposed, and it is clear that significant harm would be inflicted on many surrounding residents.

It will be seen that we raise very strong objection to these, and other smaller details of the proposals, and we give whole-hearted support to the neighbours who have expressed their opposition.

Please refuse all aspects of these proposals