

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2017/6907/P | Jiayi Wang | Flat 2 33 Hampstead Hill Gardens NW3 2PJ NW3 2PJ | 09/02/2018 09:46:53 | OBJNOT | Dear Ms. Keen, I am the owner occupier of Flat 2, 33 Hampstead Hill Gardens. I write to express my strong objection to the monstrosity proposed for 13A Pond Street. Given the below, please explain how you can, in good conscience, recommend the application be approved: Visual Impact/Effect on the character of the neighbourhood As well as being within a conservation area, 13A is also surrounded by listed buildings (5 – 13 Pond Street are all Grade 2 Listed). Currently if you look from the communal gardens of 33HHG, the neighbourhood is very beautiful and consistent with the character. 13A, with the old brick (party) wall and the big tree looming behind, blends in harmoniously with the surrounding buildings. However, under the development proposals, this party wall will be demolished and 13A itself will be replaced with a squared-off building of modern design. How can the infliction of such damage to the character of the neighbourhood be contemplated, let alone permitted, within a conservation area!? Alleged over-development of the site/Garden Grabbing/ Threat to trees The current survey (which 13A submitted) already states (Page 52 - Basement Impact Assessment), that the development could have a detrimental impact on surrounding trees. However, this survey is woefully incomplete - it makes no mention of the large griselinia tree, which is just beside the party wall. In the context of an important decision making process, why is the council content to rely on reports produced in an incompetent and cavalier fashion? Given the proximity of the party wall to this tree, and the potential size of the root, it's obvious that by aggressively excavating an additional basement level, and demolishing the party wall, the most important tree in the garden of 33 Hampstead Hill Gardens will suffer severe damage. Loss of Privacy The application proposes new windows facing 33HHG's communal garden, as well as a roof garden. This represents an unacceptable intrusion on the privacy of the flats on the garden side, and some other houses further along. Loss of daylight Under the application, 13A proposes to substantially increase the size and height of the house. 33 HHG's garden already suffers from reduced daylight, due to NE facing, with houses on Pond Street in the South and 13A on the east. Any further increase to the height and size of 13A will cause significant daylight loss, not only for the residents whose flats are facing the garden but also the many residents in the building who enjoy the amenity provided by the communal garden. In addition, plants in the garden will also suffer from lack |

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of daylight.

I understand from my neighbour that you have kindly agreed to a site visit in our building next Wednesday. Unfortunately, I will not be able to show you in person on that day but have given my neighbour my keys for you to come into my flat to get an idea of how this will impact our building. As you will appreciate, my apartment is largely garden-facing and will be one of those worst affected.

I've no doubt that once you see the detrimental impact of the proposal for yourself, and having considered the above, you will strongly recommend it is rejected.

Yours sincerely,

Jiayi Wang (Ms)
