



Dear Alyce Keen

PLANNING APPLICATION 2017/6907/P – 13A POND STREET LONDON NW3 2PN

We live in the Grade-2 listed house next door to the Roebuck and wish to object to this application in its present form for the following reasons:

A design that is out of keeping with the tranquil nature of the garden setting

The rear gardens behind Pond Street and Hampstead Hill Gardens are an oasis of calm and quiet, and a very welcome contrast to, and relief from, the noisy and intrusive street-scape alongside the hospital. Norman Foster and Patty Hopkins' sensitive re-modelling of the old coach house at the rear of the Roebuck sits appropriately amid this pastoral setting. While not itself listed, the Roebuck and most surrounding houses are listed and fall within the Hampstead Conservation Area. The proposed development does not respect the "character, setting, context, and the form and scale of neighbouring buildings" and would irrevocably alter the character of the back gardens.

Overdevelopment of a very tight site and risk of damage from basement excavation

The proposed additional storey and increase in volume will amount to overdevelopment of what is already a very tight site. If the existing building is to be demolished, any replacement should faithfully respect the existing cottage's roof line. In addition, there should be no increase in overlooking, either into the rear gardens or into the Roebuck's rear garden.

The excavation of a basement so close to our house poses an unacceptable risk to the stability and integrity of our 270-year-old house and to our listed neighbours.

Unacceptable levels of disruption during demolition, excavation and re-building

Access to the site is through the Roebuck's side passage, itself almost opposite the Royal Free Hospital's main entrance. The passage is almost always occupied by vehicles and bins, and in constant use by the pub and visitors and contractors. There is no parking on Pond Street beyond a short-term delivery bay outside the shops. Delivery vehicles to the pub regularly disrupt traffic flows into and out of the hospital, and regularly incur parking fines.

Given the highly restricted nature of the site access, it is difficult to envisage how the proposed development will be possible without unacceptable levels of disruption. Before any development goes ahead, the Council should require a construction management plan detailing how the impact on neighbours is to be minimised and kept within acceptable limits.

Yours sincerely

Peter Davey

Peter Davey
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