

LILIAN BARRY-HAVLICKOVA

33 HAMPSTEAD HILL GARDENS/FLAT 6 LONDON NW3 2PJ

CAMDEN COUNCIL PLANNING APPLICATION 2017/6907/P

Dear Sir/Madam,

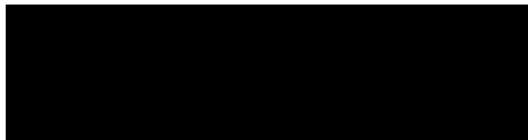
please find enclosed OBJECTION NOTES. I have also enclosed 4 additional printout photos – TWO OF CURRENT VIEWS FROM MY WINDOW AND

- TWO MADE UP TO SHOW ROUGHLY ACCORDING TO PLANS WHAT MY VIEW IS TO BE IF THE PLAN IS GOING TO GO AHEAD.

I Am sure you will understand why I am against the re-development from comparing photos “BEFORE” and “AFTER”. The clear difference is obvious.

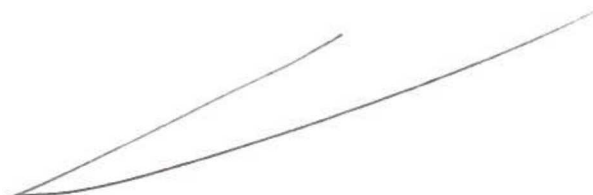
Thank you.

Yours Faithfully,



LILIAN BARRY-HAVLICKOVA (Ms)

20.2.2018



MS LILIAN BARRY-HAVLICKOVA**OWNER/OCCUPIER OF THE REAR FLAT NO 6 - ON THE SECOND FLOOR OF
33 HAMPSTEAD HILL GARDENS IN HAMPSTEAD CONSERVATION AREA.****MY PERSONAL RESPONSE TO THE PROPOSED RE-DEVELOPMENT OF THE
FORMER VICTORIAN COACH HOUSE IN POND STREET No 13 A:****(CAMDEN COUNCIL PLANNING APPLICATION 2017/6907/P)**

I am now what you may call an old lady, freelancer, who only this January decided to finally stop taking job offers away from home. I shall still be working, but from now from home only. Should this plan (demolition of the former coach house) be allowed to go ahead that would mean the end of quiet and peaceful life not only for me, but for all within this neighbourhood, which translated into numbers simply means very drastic and entirely selfish intrusion by just one party to disrupt lives of many, lasting quite possibly for number of years.

Since learning about the planned demolition of this most charming old Victorian former coach house literally within only short proximity from our house, just below my both room windows at the rear of the house I am, of course, horrified. Moreover, I learnt it almost by sheer coincidence, as this time no usual letter of intention arrived. The information was just left pinned outside our house, quite possibly overlooked by number of people.

I certainly didn't see this coming, despite being aware that the small house was left already for quite some time empty and it was rather obvious the owner is going to renovate it. My two rooms are overlooking not only our very own beautiful garden, but all the gardens running down the sloping hillside to the valley below. I deeply cherish this magical view. In fact, I actually bought the flat only because of its view. I have now been staying here already for 24 years – absolutely definitely not only because of this whole area, but once again mainly because of this magical view. I tried throughout the years to find a bigger flat, but failed repeatedly to find anything with at least equally beautiful view as this one is. The charming former Victorian coach house is right next to our garden, actually one its walls is, in fact, a part of the border line between both properties, so this intrusion is going to ruin most of our garden and with it the nearby trees.

I am the only one in the house facing from inside of my flat the whole of the former coach house in its surroundings (because from the 2nd floor).

It is the most charming small one-storey Victorian house with the double-pointed roof fitting now a shape of background group of conifer trees framing the house's pointed roof so precisely that no architect would manage to achieve that even if he tried. It's solely the nature itself that is the artist. The house looks as if it is hiding, sitting quietly like some overgrown mushroom right in the mid of greenery that surrounds it. This two-storey brick house is genuinely like a gem in mid of this beauty and is matching the Victorian style of all the houses and their gardens around. This house surely has its own historical value - if just for its scarcity and I don't believe that his glory is over. It quite rightly deserves to remain for posterity.

MY PROTEST

I have produced this letter to protest most strongly to this plan. I see it as not only totally unexpected (it is conservation area after all), but most insensitive because it suggests, in fact, to demolish this former coach house just in order to rebuild a new house in its place, moreover in hypermodern style that is totally in contrast with its surrounding area that we inherited from our forefathers and we have duty to protect it for the future generations. Surely that was the main reason why also the area got under 'the conservation area' and its society had been established.

When stating that this plan has been insensitive, is rather understatement. It is also totally insensitive within this so distinctively Victorian area, but insensitive mainly towards the wishes of the local people, residents and some families living here for generations. It is even quite possible that the new owner has never lived in this area. If he did, I apologise.

I don't have enough time due to dead line approaching fast to put pen to paper and properly say all that I would like to, so I am adding POINTS here in case some aren't included already in other people's comments:

POINTS TO THE PLAN:

MUCH BIGGER SIZE AND INSIDE VOLUME GAINED.

The plan to demolish this **two-storey house** is ready to go ahead just in order to make space for a **three-storey house with the flat roof** instead of the current pointed one. Its extended size over the old one's foot print plus inside new gained volume will visibly widen its shape and also its size.

The existing attic space becomes full one storey level, hence shall at least double the previous size. It will look like a square box with the top flat roof (the top might be even rectangular – that isn't easy to learn from the plans).

ADDITIONAL BOARDS/PANELS EMBRACING THE WHOLE BUILDING FROM THREE SIDES of the new house shall totally destroy any remain of Sir Foster's vision of the extension from the 60's, which clearly produced combination of two styles to marry those in the most thoughtful inobtrusive way. That is going to disappear as the final look of the new project will turn into totally hyper modern one. Hidden windows that are not there now would surely mean the end of privacy for all that can cherish that now. This totally hyper modern if not futuristic project has nothing to do with the solely Victorian surround of this conservation area. It simply doesn't belong here at all. Sir Foster's work shouldn't be diminished in this way, it actually should be protected as an exceptional example how tastefully those changes can be done, especially in conservation area. That can of course happen only if the old Victorian coach house stays as it is.

DISTURBING AND CONSTANT NOISES FOR A VERY LONG TIME DURING THE DIGGING AND BUILDING to all residents of two neighbouring streets.
PUMP NOISE – POSSIBLE NEED TO HAVE A PUMP WORKING 24/7

EVEN AFTER ALL IS BUILT – POSSIBLE CONSTANT NOISE FROM NECESSARY VENTILATION OF THE SUBTERRAIN SPACE

GARDEN DAMAGE

The closeness of the rear wall and damage to our garden is the paramount problem.

ENORMOUS DAMAGE TO OUR GARDEN AND TREES is most likely (there is literally no chance this will not to happen if the brick wall is demolished).

SUBSIDENCE

With total uncertainty how dangerous it could be from the view of SUBSIDENCE, as the house has already been built on the sloping hill. This has been already (for some time) closely watched by all existing insurances and seen as being already at rather critical point.

Insurances are always making this point and are becoming more and more strict. The coach house was built just a few feet on the same hill is already visibly lower despite being on the same hill.

Underground tables – unpredictably either water holding, or the opposite. Danger of underground streams are difficult if not totally impossible to pinpoint.

BRICK WALL REPLACEMENT

The wall with the overgrown bush in front of it is the reason why all the flats at the rear of the house have advantage of having the most fantastic and really exceptionally beautiful background behind their windows, even when just sitting inside one of the other room it takes your breath away.

THE IDEA OF THE WALL TO BE REPLACED BY A HUGE METAL PANEL is unbearable just to think about it. To look out of all rear windows into some wall similar to the prison wall is totally unacceptable. It won't be nice from the top either. Like some bunker, just to move in, downwards, perhaps... (I don't have any other than rear windows in my flat).

HOUSE IS ALREADY SHAKING - we experience often house shaking - not only when the trains are passing.

Danger of underground streams are difficult and mainly totally impossible to pinpoint.

TRAFFIC – Pond street is already often at the standstill point, how the all earth is going to be transported away? More traffic blocking will slow any emergency transport to hospital. Impossible to find parking slot in Hampstead Hill Gardens even now. It will get much worse.

ENTRY TO THE AREA OF RE-DEVELOPMENT from Pond street only just through narrow alley like path, what next – belt over the pavement and parked lorry or even just skip should not be tolerated in Pond street at all. Buses and ambulances have problem getting through as it is.

DAMAGES TO NEARBY HOUSES: those are apparently common – cracks and damage to the original features, floors dropping, tiles cracking. Expensive to put all of it right. Otherwise DUST, DUST and DUST again... not for month, but years to come.

PUB in Pond street just in front of this re-building site – most definitely loss of customers and the business – not possible to use the pub's garden during this. Huge business loss.

Customers deprived – losing their cosy residential place to meet and relax.

LOSS OF VALUE OF THE PROPERTY due to the altered view with the big square within the greenery, instead of charming little house fitting in like a glove. Futuristic house especially when enveloped in metal panels is not going to be everybody's 'cup of tea' especially when they opted for living in still very Victorian leafy Hampstead.

INABILITY TO SELL THE HOUSE DURING THE BUILDING WORK.

DANGER IF THIS DEMOLITION WITH BASEMENT DIGGING IS TO BE ALLOWED, THIS MOST DEFINITELY WILL ENCOURAGE OTHERS GO FOR IT TOO – AND IT WILL NEVER STOP...

COMMENTS AND WARNINGS FROM THOSE, WHO WENT THROUGHT THIS EXPERIENCE THEMSELVES IN KENSINGTON AND WESTMINSTER - taken from newspapers (Evening standard, Times and Guardian) and internet:

Excavation and building work requires 12 – 20 months.

Excavating tons of earth is bound to be disruptive, the job is done from outside rather than from inside. This job is disruptive, noisy and messy, especially if it needs underpinning. There is dust and disruption and the neighbours won't like it. Many unforeseen problems, especially if there is party wall.

The whole year at least of drilling and tunnelling and earth removal.

Nobody knows for how long these jobs are going to be disrupting your life.

Disruption and awfulness. I just wanted to cry. And move.

You will get cracks and movement inside your house (they will have to put it right = house to be redecorated).

Sheer arrogance of the neighbours...

Working from home when you have to put up with building works makes you ill.

Ground matter - often overlooked – especially in capital. The general water table and hidden streams.

Excavating wet clay takes a lot longer, can clog the conveyor belt and requires **pump 24/7.**

Hole in a mid of the garden, trees falling down in a mid of the garden, walls falling down, holes in front gardens.

You will get cracks and movement inside your house (they will have to put it right = house to be redecorated).

FOUNDATIONS of Victorian buildings do not go deep enough and the neighbours could expect major damage to their properties coupled with the noise and total disruption.

Basements shouldn't be allowed in London. Large old houses were never meant for such a purpose and it can have devastating effect on neighbours if it collapses and brings their properties down too. Utterly selfish and greedy.

Why is it legal to impose this on other people? To bear the hideousness and the fact that house will be uninhabitable – with no benefit to me. I have no grounds to oppose the planning application. That apparently doesn't count as a good reason to object.

Those who buy houses in sought areas are not home owners, they are property speculators and are getting their own way. One such developer is ruining lives of many.

They firstly destroy the house, then build the new one and finally sell it, make millions. They destroy many peoples lives throughout this process – firstly when their application is going through getting planning permission, then when work goes on for usually two years. People in the whole neighbourhood have to put up with total disregard of their lives – to go through lengthy disruption of their lives and their privacy. NOISE, DIRT, DIRT AND DUST, vans coming and going.

Too many pretentious people with money to throw around have been infected with the **"Grand design" bug.**

House not big enough for you? Then move to bigger house. It's so simple. Oh, or is it that your house will be worth more with basement for watching TV?

(Time) **Property owners calculate their profit at the cost of the happiness of neighbours.** Living around the noise (within the noise) dirt and damage caused by all basement developments has caused dozens of legal battles.

Kensington used to be nice quiet decent place to live. Now is becoming a hellhole (Brian May), working from home these days to put up with noises is unbearable.

Here is conflict between peoples' right to build on their own property and rights of others to enjoy their property.

In Barnet basement caused the entire house to collapse into the road. The poor neighbours were told they have to leave their homes as it wasn't safe to stay in.

BASEMENT PLANS SHOULD BE REJECTED.

Guardian (Tim Dowling – 18.8.2014):

(Taken from the whole article - still on internet + many more).

Steady stream of media stories about planning disputes, digging disruption and sheer unnecessary extravagance of 'iceberg homes' shows that resistance to them runs deep.

Even modest basement conversions under suburban houses are cause for alarm, if only of their sudden proliferation. It starts with one, soon spreading like a disease. Conveyors to reach skips crossing pavements...

Finally my N.B. It will most certainly spread like this disease once it comes out it was allowed even in Hampstead's conservation area.

I already read comment like this elsewhere:

"... if only this was allowed in Hampstead, there is more space. But unfortunately, it still not as it is conservation area..."

END OF COMMENTS.

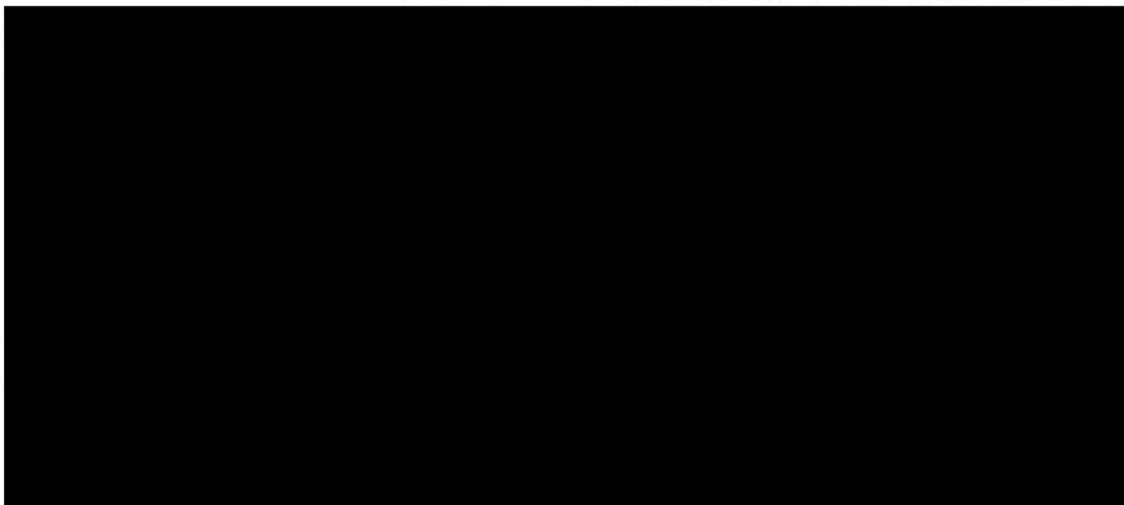
MY FINAL PLEA:

I most certainly hope that the planning panel is going to turn this application down.

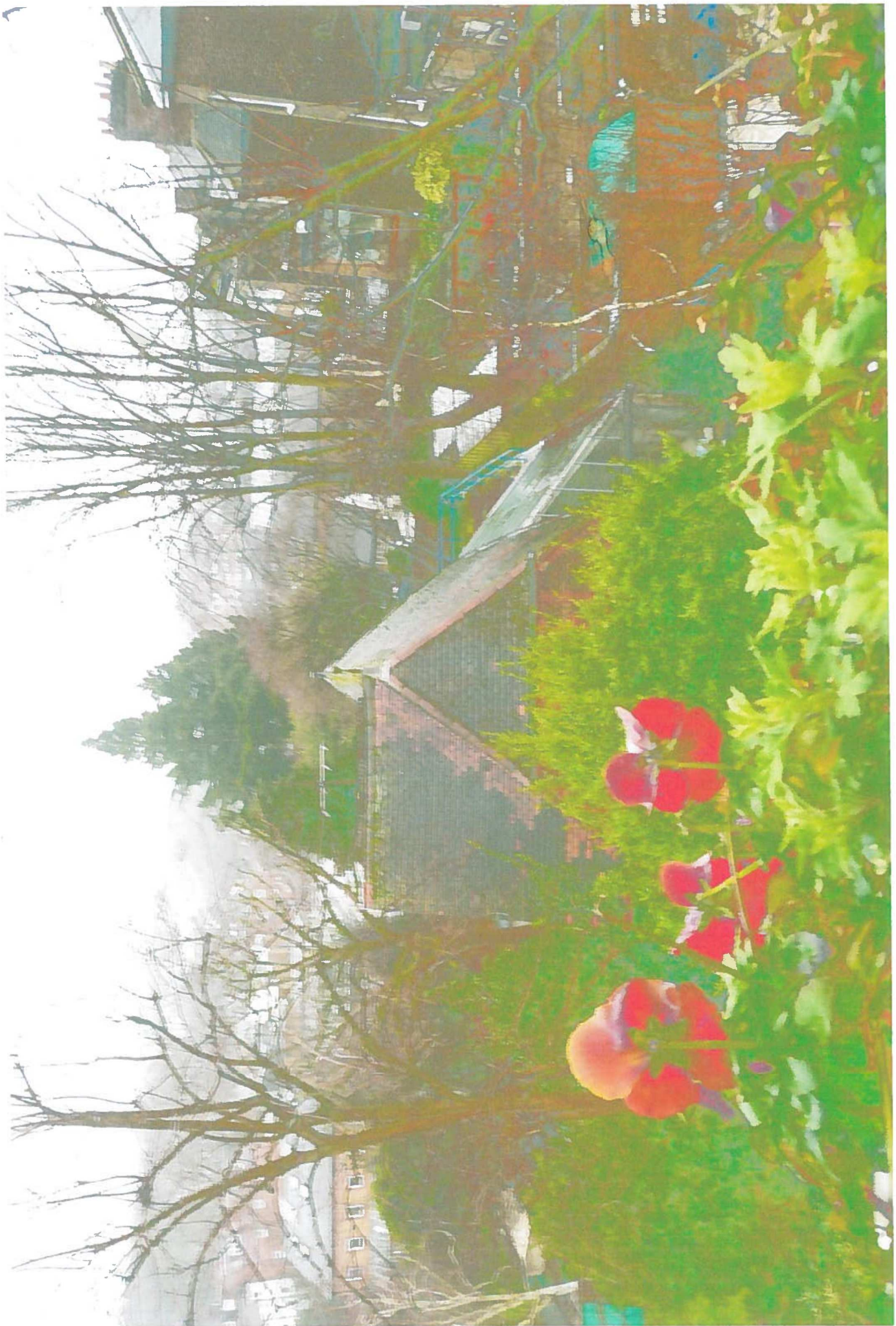
How wonderful it would be if this charming little Victorian house is restored to its full glory for all of us around to enjoy it instead have our lives totally destroyed. Well that's how I see it.

PLEASE DO NOT OVERLOOK ADDED PICTURES OF MY VIEW "BEFORE and AFTER". That talks for itself. (Sorry for the print quality – my cartridges gave up on me when I needed to get it right).

I trust that this visual comparison will help you to see how destroyed my life would be if this monstrous box under in front of my eyes is to be built.



Lilian BARRY-HAVLICKOVA (MS)
LONDON 20.02.18



(2)



"BEFORE"

A hand-drawn sketch of a rectangular fenced area, possibly a garden or enclosure, with a diamond-patterned mesh fence. The sketch is overlaid on a background image of a lush green garden with trees and a building. The sketch includes labels 'A' and 'B' at the corners and 'C' along the bottom edge.

A hand-drawn sketch of a rectangular fenced area, possibly a garden or enclosure, with a diamond-patterned mesh fence. The sketch is overlaid on a photograph of a lush green garden with trees and a building in the background. The sketch includes labels 'A' and 'B' at the corners and 'C' along the bottom edge.

CONCRETE

"B&R"

