

FAO Jaspreet Chana
Development Management
Camden Town Hall
Judd Street
WC1H 9JE

Date: 20 March 2018
Our ref: 15825/IR/ER/15605324v3
Your ref: 2017/6967/P

Dear Jaspreet Chana

Holiday Inn Express, 152-156 Finchley Road, London, NW3 5HS

Application for full planning permission for alterations to the rear of existing hotel building and erection of rear extension to hotel, landscaping and parking

We write on behalf of our client, South Hampstead High School ('SHHS'), Girls' Day School Trust ('GDST') in relation to the application for full planning permission for alterations to the rear of existing hotel building and erection of rear extension to hotel, landscaping and parking at the above site (LPA ref. 2017/6967/P).

As you may be aware, SHHS's Junior School occupies two properties along Netherhall Gardens; one of these No.5 Netherhall Gardens sits immediately to the rear of the Holiday Inn site to which the above application relates. The other, No. 12, is located to the east of Netherhall Gardens. Our client was unaware of the proposals at the Holiday Inn Express until the statutory notices were placed on a lamp post outside of the school. It appears that the applicant has not undertaken any public consultation which is surprising given the scale of the proposed development.

From an initial review of the application, a number of potential concerns have been identified and additional information is requested (see below). In light of this, we wish to make a holding objection to the proposed development and reserve the ability to provide further comments in due course. Our client's concerns relate to the following.

- 1 **The potential for overlooking** – the height of the proposed extension and the proximity to the wooded boundary to the rear of the application site in conjunction with the topography of the site, raise potential safety and security concerns for SHHS. This is in terms of safeguarding students using the existing school play area at No. 5 Netherhall Gardens and protecting them from overlooking from the proposed development. However, the potential implications of this are not clear and are not addressed in the application submission. The concerns relate to the upper levels of the building but also lower levels in the winter months when there are no leaves on the trees. We request that the applicant provides a long section through the application site, into the playground and school and additional information to demonstrate that there will be no overlooking and that the existing landscaping to the rear of the applications site will be adequate during the winter and summer months to maintain safeguarding.

LICHFIELDS

- 2 **Ownership** – The application site encroaches into land under the control of GDST (see the attached land registry plan). Notice has not been served on GDST as part of this application and it appears that the applicant has not complied with the requirements to serve notice on the owners.
- 3 **The overdevelopment of the site** – the scale and massing of the rear proposed extension appears disproportionately large within the site and, in particular, when considered alongside the neighbouring building footprint at Frognal Court. In addition, the proposed design does not appear to preserve the character and appearance of Fitzjohn's Netherhall Conservation Area. This is contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and we cannot see that this has been directly addressed within the planning submission.
- 4 **Trees** – As part of the application, the removal of one category C tree is proposed as well as some pruning to allow for the proposed development. Although we note the low value nature of the tree, it does provide amenity value within the conservation area and appears to be located within GDST's ownership. We request clarification on this point and evidence of the trees ownership. If the tree is owned by GDST we note the applicant would have no right to remove it.

We would like the opportunity to provide further comments once a response to the above matters has been received from the applicant.

If you have any queries please do not hesitate to contact me or my colleague Enya MacLiam Roberts. We would be grateful if you could keep us updated on the application and timescales for determination in the meantime.

Yours sincerely

Hannah Whitney
Planning Director

Enc. Land Registry Plan (No. LN140401)



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