

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

Da

Date 11 May 2018

This proposal is unacceptable, on these grounds:

1. Overlooking and Loss of Privacy

The replacement of the existing tank room by an additional flat at 4th floor level is accompanied by extensive balconies all round, which would overlook many adjacent properties in Lyndhurst Terrace and Fitzjohns Avenue. There would be significant loss of privacy, and noise pollution, magnified by their height above ground level

2. Poor architectural design

There is little evidence of any attempt at architectural congruity with the existing building; the design is crudely proportioned, using materials different in form ,and colour, and be a conspicuous eyesore. The window designs are particularly unsightly. The applicants' opinion, in the D/A Statement that the extension would not be visible from ground level is incorrect; it would be seen from many viewpoints.

No site plan is included in the documents presented, only a curious reference to access being obtained from "St Edmunds Terrace"; there is no such road in Hampstead.

An objectionable application; please refuse.