

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2440/P	A Thomson	14/07/2018 12:33:39	OBJ	Consideration must be given to access and the free flow of traffic during the proposed construction project. Holly Walk is a very narrow lane and construction traffic would have to enter and exit via Church Row/Holly Walk as there is no suitable exit via Mount Vernon. This is likely to mean that the road will be obstructed and/or closed for periods of time. There are frequent problems in the Holly walk/Mount Vernon area when large delivery vans attempt to use the road and get stuck. Please ensure that this issue is factored into your decision.

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2440/P	Daniel, Jason, Sarah Doll-Steinberg	15/07/2018 21:01:15	OBJ	<p>Dear Kristina,</p> <p>Regarding application 2018/2440/P, a similar application was made in 1997 for a construction in Holly Walk on the site of an existing block of garages in the garden of 16 Frognal Gardens NW3. The following points were raised then and we believe they remain true.</p> <p>“The existing garages were built shortly before 1966. As they are roughly at fence level, they are inconspicuous from the street until one is actually upon them. Moreover we understand that in more recent times even such low-level development beyond an established high-level building line has not been permitted in the Hampstead conservation area.</p> <p>The proposed building by contrast would extend at high level far beyond the building line of the adjacent houses (Nos.16 and 18 Holly Walk).</p> <p>This present character of Holly Walk is shaped by its historic houses (Holly Walk as a thoroughfare actually includes Holly Place, Benham’s Place, Prospect Place, Hollyberry Lane, Mt Vernon) St Mary’s Church and the parish cemetery. The two houses (Nos 16 and 18) and Moreton House, a Victorian building (which are moreover not opposite the cemetery) are placed well away from the street behind the imposed building line. No 11 Holly Walk which is closer to the street is at the point where the street bends at 90 degrees and its position is therefore appropriate.</p> <p>Grant of permission for the present application would be bound to lead to demands by the owners of other gardens facing the cemetery that they too should be allowed to develop their land up to the same line. Such development would of course totally destroy the present character of Holly Walk.</p> <p>Many residents of the Holly Walk thoroughfare and probably also many of the residents of Church Row would deeply regret the loss of this Hampstead gem. The same regret would doubtless also be felt by the hundreds of people who pass along Holly Walk every week, on one of the several Walking Tours, to visit the cemetery or to worship at St Mary’s Church.</p> <p>Consequently we do hope that after examination of all the implications the present application will be refused. We also hope that any amended application which involves construction above the height of the existing garages and which extends closer to the street than the building line imposed upon and defined by the immediately adjacent houses in Holly Walk will likewise be refused.”</p> <p>In addition to the above points made twenty one years ago, we are also concerned that the demolition of the existing garages will lead to serious parking problems. There is only one on street place to park in Holly Walk and the rest of the parking is off street. Already drives are frequently blocked by the cars of residents and visitors to houses in Holly Walk which sometimes causes a great deal of inconvenience. These problems would clearly be exacerbated if the current parking spaces were lost.</p>

Kind regards

Daniel, Jason and Sarah Doll-Steinberg