

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/0682/P	Virginia Berridge	02/03/2019 17:01:57	INT	Planning application 2019/0682/P

1 March 2019

Dear Bethany Cullen,
Planning application 2019/0682/P 62 Hillfield Road NW6

We are writing to object to the above planning application in the strongest possible terms.
The grounds of our objection are as follows:

1. Camden's established planning principles for Mill Lane/Hillfield Road development are undermined. The proposed house will be the only one in a significant row of rear gardens edging Mill lane. The design, mass and scale, with a pitched roof which will make it effectively 3 storeys high, is completely out character in this road. The other houses built on gardens further to the west in Mill Lane are only two storeys high. When these developments were allowed on appeal the height was reduced, with height being a material consideration in giving planning consent. Camden also fought a long enforcement battle in relation to 33C Mill Lane, part of the same period of development, in order to achieve reduction of height and the removal of windows overlooking the garden at the back of the site. These principles are now being undermined by this application.

2 Impact on outlook, light and privacy.
The proposed height of this building and its design will significantly impact on our amenity and outlook in the adjacent house. In previous planning decisions further up the road, the principle was established that windows should not overlook the gardens at the back. However, this proposed building has three windows on the top floor and also a patio which will significantly impact on our privacy and outlook. The proposed building is over large and will cut light out from our garden.

3. Impact on the Mill Lane environment
The house will stick up like a single tooth not complemented by any other building nearby. It will alter the character of the road on that side of Mill Lane, where residents and councillors have fought successfully to limit attempts over the years to increase the heights of buildings.

The design of the proposed building is poor, with too much habitation being squashed into a limited space.

The building will be positioned on a significant pinch point in Mill Lane just before a crossing where cars make short term parking stops and drop offs for the shops. The erection of a substantial building there will have safety implications for the occupants of the house and for drivers.

We are surprised that such a significant change in planning guidelines has been allowed to go forward. There

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has been no local consultation with groups responsible for planning policy in the area. The issue of height and massing has been a significant area of concern in the past.

I am copying to local councillors who will be aware of local concerns expressed previously and also to the Neighbourhood Development Forum.

Yours sincerely,

Virginia and Geoff Berridge

c.c. Cllr Flick Rea; Cllr Peter Taheri; Cllr Lorna Russell; Cllr Richard Olzewski

Keith Moffitt and Neighbourhood Development Forum.
