Sheridan & Gerry Lewis

Flat 2, 4 Hampstead Hill Gardens, NW3 2PL

Mr Thomas Sild

Planning Officer

Camden Council

Sent by email Thomas.sild@camden.gov.uk

5 July 2019

**Ref: Planning Application 2019/2964/P 4b Hampstead Hill Gardens, NW3 2PL**

Dear Mr Thomas Sild

As owners and residents of Flat 2, 4 Hampstead Hill Gardens, we are writing to you with our objections to the above planning application.

You will have received a letter with detailed objections submitted by Alex Shinder, of 9 Hampstead Hill Gardens which has now been posted on your website. We endorse all of the objections that he has detailed concerning:

1. Streetscape/Heritage
2. Amenity sections (iii and iv)
3. Omissions
4. Summary

There are however a number of concerns that relate specifically to number 4 Hampstead Hill Gardens that we wish the planning committee to consider when reviewing the design and the impact of this major development application.

As outlined in Camden Council’s own very comprehensive and excellent Conservation area Statement, published by the Conservation & Urban Design Team there are a number of concerns that will impact significantly and directly on our property and that are completely out of line with Camden’s own conservation policy.

These relate to the major impact that this bulk building will have on the **streetscape** for all of the residents of Hampstead Hill Gardens, but most particularly to the change in the **skyscape** that the additional third floor will make from all aspects of 4 Hampstead Hill Gardens.

By building an additional storey and increasing the height of this new building the **roofscape/skyscape** views both from our living room and from our garden will be significantly altered. The loss of daylight into our garden will be dramatic. It is interesting that the image taken from our garden with the superimposed image of the proposed building was taken in a winter month with no leaves on the main Copper Beech Tree which dominates the garden area of three properties, 4, 4b and 6 Hampstead Hill Gardens.

You will find attached a series of photos taken from 4 Hampstead Hill Gardens. These all clearly demonstrate that the skyscape view that we currently enjoy will be severely impacted should this development proceed. Light will be lost in our garden which is not included in the Light Report that has been presented by the Applicant. The views from our sitting room window will be dramatically affected, together with our outdoor seating area that will look directly across to a large red brick wall. This is shown in the selection of photos attached.

Over and above the basement points made in No. 9’s objections, we must alert the Planning Committee to our concerns regarding the threat of further subsidence. We are extremely concerned that any digging in this area will restart a **serious subsidence issue** that we encountered in 2011. This resulted in us having to move out of our home for 6 months whilst the right hand side of the property was underpinned. The subsidence was caused from the roots of both the London Plane in 2 Hampstead Hill Gardens and the roots of the large Copper Beech in the garden of 6 Hampstead Hill Gardens. The proposed basement of 4 b is in close proximity to the Copper Beech and we are extremely concerned that any disruption to the neighbouring soil will cause more subsidence.

In addition, we are extremely anxious about the impact that the building work will have on **air pollution** that will be generated by all of the dust and debris that will inevitably be made from the demolition and rebuild of 4b. My husband suffers from severe bronchiectasis and will be heavily affected by the building work that will need to take place.

We are also extremely concerned about the impact the building work will have on traffic, as the property sits on a horse-shoe bend. This will surely create a major hazard for cars travelling around the bend.

All of the above concerns described above, are cited by Camden’s Conservation and Urban Design Team under the section Current Issues

P. 57 Design section – specific points in this section

* *Inappropriate bulk/massing and/or height*
* *impact upon views*

P. 57 Quality Erosion section

The entire paragraph of this section and bullet points relating to quality erosion

P. 58 3rd para Roof Alterations

*In an area of such variety the roofscape changes from street to street. Great care therefore has to be taken to note the appropriate context for proposals …*

To conclude , it would seem that the Applicant’s proposal flies in the face of the Conservation & Urban Design Team’s guidelines and recommendations. We sincerely hope that the Planning Committee will respect and uphold its own conservation policy and reject this proposal.

Sincerely,

Sheridan Lewis