

Printed on: 15/07/2019 09:10:03

Application No:	Consultee Name:	Received:	Comment:	Response:
2019/2964P	Susanah Hagan	12/07/2019 10:14:47	COMMIT	<p>Dear Mr Sild,</p> <p>My primary concern with this proposal is the hazard the construction process would pose to the street. 4B sits inside the apex of a large curve in the road, around which cars come much too fast and already pose a danger to pedestrians, cyclists and even other cars.</p> <p>Mr Brearley has described the large wooden builder's structure that would have to sit in the parking bays outside his house during the build to move debris and materials up and over the pavement. This structure, he says, would in fact be slightly wider than the parking bays, protruding into the street. Any visibility currently available around the curve would disappear with this arrangement.</p> <p>Although Mr Brearley claims the project will take only a year to complete, given the difficulty of the site (see paragraph below), at least two years would be a more realistic estimate. There will be trucks delivering and removing material on the street's curve for 2+ years, another dangerous obstruction. The drivers won't be able to see any better than anyone else, and will have to double park.</p> <p>Mr Brearley is relying on [REDACTED] to grant him access to one of our resident's gardens, adjacent to his eastern flank wall, in order to take down that wall and build another. Permission has been refused, however, so ALL building works will have to be carried out across the very narrow frontage of 4B.</p> <p>The ambition of the design far exceeds any realistic means of achieving it without increased danger/noise/dirt to the street and, inevitably, considerable damage to 4A, which is a not very robust 1960s bungalow that shares the west wall of 4B.</p> <p>I hope these points can be taken into consideration when deliberating planning permission.</p>
2019/2964P	Pattie Carvis	14/07/2019 17:53:17	COMMENT	<p>I would like to register my objection to building a 4 storey building to replace the current 2 storey structure at 4B Hampstead Hill Gardens for the following reasons:</p> <p>This is a structure that has previously been developed from a garage and is significantly different to what is there now. The new building would narrow the spaces between its neighbours and would limit the previous view of the trees behind the current building.</p> <p>There is a danger that granting another application may lead to planning drift and overdevelopment where many more garages in the authority are considered ripe for development in 2 stages.</p> <p>The new building would not fit in with the design and materials of other houses in this special conservation area and would be a stark and unattractive contrast to the listed buildings at the lower end of the road.</p> <p>There are no other balconies that overlook the road other than an historic railed portico at no 6.</p> <p>The digging out of a basement in an area that is prone to subsidence could be destabilising for those buildings nearby.</p>

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2019/2964/P	Michael Carter	14/07/2019 20:34:05	COMMENT	<p>I am objecting to the application. I am generally in favour of new buildings in the area but this proposal contravenes many principles for designs that are suitable for the area as set out in the Hampstead Neighbourhood Plan Policies DH1 and DH2</p> <ul style="list-style-type: none"> <li>- its height would unbalance the rhythm of the buildings in the road, resulting either side in a taller building at #6, a smaller building at #4a</li> <li>- its scale and height would not be subordinate to its adjoined building and would result in two semi-detached houses with no symmetry or sympathy with each other. Currently they are largely homogeneous in design</li> <li>- it won't enhance or contribute positively to the Conservation Area. The proposed design has no empathy with the buildings in the road (unlike a new build house further along the road)</li> <li>- it's unlikely to protect the amenity and privacy of neighbouring properties</li> <li>- it sets a bad precedent</li> </ul>
2019/2964/P	Jack Turner	14/07/2019 18:26:00	OBJ	<p>I wish to object to this planning application for the following reasons:</p> <p>The proposed building is out of character both in terms of design and materials with the other houses in this historic street. The appearance of this building will contrast negatively with the listed buildings which are recognised as making a major contribution to this special Conservation Area.</p> <p>The construction work involved in excavating a basement in an area that is already subject to subsidence, where there are also party walls to consider, may well undermine and damage adjacent buildings.</p> <p>There are no other street facing balconies on the road other than a discreet railed portico at number 6.</p> <p>The new building will narrow the spaces between the current building and its neighbours and will obscure the view of the tall trees behind the property.</p> <p>Building work will be centred on the sharpest bend in the road and may lead to traffic disruption.</p> <p>There is a danger that in granting this application, Camden would lay itself open to more 2 step conversions of garages and consequent overdevelopment.</p>

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2019/2964/P	Audrey Mandela	14/07/2019 17:31:56	OBJ	<p data-bbox="667 763 1110 775">Ref: Planning Application 2019/2964/P 4b Hampstead Hill Gardens, NW3 2PL</p> <p data-bbox="667 792 1286 826">[REDACTED] we are writing to you with our objections to the above planning application.</p> <p data-bbox="667 844 1286 893">You will have received a letter with detailed objections submitted by Alex Shinder, [REDACTED] which has now been posted on your website. You will have also received a letter from the Hampstead Hill Gardens Residents' Association. We endorse all of the objections in both letters concerning:</p> <ol data-bbox="667 896 847 958" style="list-style-type: none"> <li>1. Streetscape/Heritage</li> <li>2. Amenity sections (iii and iv)</li> <li>3. Omissions</li> <li>4. Summary</li> </ol> <p data-bbox="667 976 1286 1025">We are personally concerned about the loss of daylight into our garden, the potential impact of subsidence, which has affected neighbouring properties; and the potential air pollution that will be generated by the demolition and rebuild of 4b.</p> <p data-bbox="667 1043 1286 1070">All of the concerns described above are cited by Camden's Conservation and Urban Design Team under the section Current Issues</p> <p data-bbox="667 1075 963 1086">P. 57 Design section 4 specific points in this section</p> <p data-bbox="667 1090 927 1102">4 Inappropriate bulk/massing and/or height</p> <p data-bbox="667 1106 799 1120">4 impact upon views</p> <p data-bbox="667 1140 831 1151">P. 57 Quality Erosion section</p> <p data-bbox="667 1155 1114 1167">The entire paragraph of this section and bullet points relating to quality erosion</p> <p data-bbox="667 1171 847 1182">P. 58 3rd para Roof Alterations</p> <p data-bbox="667 1202 1219 1214">We hope the Planning Committee will uphold its own conservation policy and reject this proposal.</p>	