


Marie-Laure Prevost & Stefano Borini  
6 Hampstead Hill Gardens (1<sup>st</sup> floor)  
NW3 2PL London



14 July 2019

Attn.: Mr. Thomas Sild  
Planning Officer, Camden Council  
[thomas.sild@camden.gov.uk](mailto:thomas.sild@camden.gov.uk)

**RE: Planning Application 2019/2964/P, 4b Hampstead Hill Gardens.**

Dear Mr. Slid,

As the applicant's next-door neighbor, my partner and I are opposed to this project for the following reasons:

1) Streetscape:

We live in a beautiful street located in a Conservation area. In our opinion the proposed redesign of the building does not fit in with the environment which includes all listed houses designed by Battery and Huxley. The proposed redesign tries to adapt to the surroundings by mirroring our house's chimneystack and through the use of red brick. The result is not successful in my opinion. I would imagine that a new build in our street should be either very similar to existing houses or minimalist and sober as to not attract attention. The current proposition is loud and out of character. There is a precedent of out of place architecture with #8, but we would hope that the current rules would be a bit tighter to protect our beautiful street. Furthermore, 4A and 4B are semi-detached halves of one building, therefore they currently have the same height. If the project would go through, there would be a disproportion of height between 4B and 4A. 4B would become two storeys higher than 4A. Such a disproportion would be permanent because there is a covenant on 4A that prohibits adding extra storeys.

2) Blocking of view:

We currently have view of the listed houses across the street from our breakfast table. The new building will block my view and give a feeling of being locked in between houses.

3) Disturbance during the work:

The planned time is 55 weeks, therefore at the very least this project will take more than one year of constant next door dust, noise and traffic nuisance. Such a prolonged disruption for the whole neighborhood does not appear to be justified by the aim of this project. Please consider that a few neighbours here, including my partner and myself, are professionals working mostly from home, therefore such a

disruption during several months and years would have quite an impact on our professional lives.

- 4) **Danger for car accidents and damage to parked cars:**  
The property is located at the bend of the street. While trucks will be parked in front of the site during a large part of the day, one extra meter of street will be taken in. As a result only one car at the time will be able to pass, with little visibility for traffic in the opposite direction. This can potentially create accidents and constant noise from cars honking to warn vehicles coming from the opposite direction. I guess the applicant will not hire a full time traffic manager on site to avoid this.
- 5) **Risk of subsidence:**  
We are in an area of high subsidence risk. The applicant's property has suffered from subsidence before. We are afraid that the proposed works will be provoking subsidence issues at the property 4A and potentially at our house and other nearby properties. This issue does not appear to have been sufficiently investigated and risks have not been assessed properly (eg by checking at different times during the year in order to evaluate the subsidence risk with various conditions of the soil).

For all the above reasons, we request that this application be rejected outright.

Kind regards,

Marie-Laure Prévost

[Redacted signature]

Stefano Borini

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