

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/2964/P	The Heath &Hampstead Society	19/07/2019 17:08:05	COMMNT	<p>OBJECTION</p> <p>From: THE HEATH & HAMPSTEAD SOCIETY</p> <p>We object strongly to this proposal to build a prominent four storey house on the small site of an existing two storey house with a minute open space.</p> <p>.</p> <p>Our reasons are:</p> <p>1) the application proposes a basement and external excavation over virtually 90% of the site - in contradiction to the limit to the amount of excavation allowed on a site that is required by the Local Plan. Consequently, the only private open space at basement level is deep and more in the nature of a dark lightwell.</p> <p>2) The application has been extended closer to the back of pavement than the existing house and is one full storey taller. All the existing houses in the street are set much further back from the pavement making this proposal, already very different from the existing, very unnecessarily and unfortunately prominent.</p> <p>3) The design is clumsy and fussy, unnecessarily using a larger number of materials. The strange proposal to decorate the end wall with a pattern of a shape suggesting the flues of a chimney seems to be a device to mask the true height of this building and hide a tall roof light. The false mansard patterning at roof level masks the fact that this proposal is a full three story flat roofed building with a full third floor of the same size as the second floor.</p> <p>4) The verticality of the road elevation (and the random small scaled domestic windows) accentuates the height of the proposal and its mundane design.</p> <p>A new building on this site could well be of its time (and not a pastiche) but this proposal is unsatisfactory.</p> <p>Please refuse.</p>
