



18 November 2019

Camden – Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

FAO Planning Officer Rachel English

Re: OBJECTIONS : 33 Willow Road NW3 1TN – Planning Application PA 2019/5140/L & 2019/5141/P

Please see my objections listed below to the above Planning and Listed Building Application i.e.

1. The Heritage document analysis 'Balance of Damage' concept is reductionist and piecemeal. It is flawed as it disregards the collective Heritage Asset of the listed terrace 'Willow Cottages'.
2. The submitted design proposal is architecturally poor, out of character and detrimental to the collective Heritage Asset.
3. The proposed side basement extension is over development [approx. 23% additional space] that contradicts the underlying ethos of the small scale listed Early Victorian Workers' cottage.
4. There is a real loss of amenity space and soft landscape [over 37%] that diminishes the symbolism and significance of the front garden as a compositional layered interface that underpins the listed terrace as a Heritage Asset.
5. The vehicular egress is potentially dangerous to both oncoming cars and pedestrians, of which many are young school children and parents. There also seems to be no record of planning permission for the current vehicular forecourt usage and demise of soft landscaped front garden.
6. The proposed new boundary wall is harsh, alienating and out of character with both the conservation area and the listed terrace. The proposed new boundary wall and solid gates are used to mask the poor design of the new side basement extension.
7. The BIA document is seriously flawed in both methodology and use of non-representative data that in turn miscalculates the potential real damage from the proposed works. The monitoring period of seven weeks is non-representative.
8. The structural solution submitted is caveated as being only indicative, incomplete and over-optimistic regarding the real impacts of each of the 4 stages of construction.
9. The architect's drawings are incomplete and contradictory. As such they are misleading, without necessary detail design and therefore indicative merely of 'intent'. A complete scheme is required.
10. The circular rooflights are excessive, intrusive, out of character. They undermine the Heritage Asset.
11. The application is wrong to cover both the side basement extension proposal and the outstanding maintenance and repair works to 33 Willow Road. There should be two separate applications.
12. The over-large and flawed design fails to protect or enhance the heritage asset and the Hampstead Conservation Area and therefore is contrary to Policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

All of these listed objections are articulated more fully in the Willow Cottages Petition document that has been submitted under separate cover.

Yours sincerely

