



10 January 2020

Attn.: 
Planning Officer
Camden Council


RE: Planning Application 2019/5835/P, 4b Hampstead Hill Gardens.

Dear Ms. 

I am writing to you as a resident of Hampstead Hill Gardens to express my very strong opposition to the proposed plans to demolish and then double the size of 4b Hampstead Hill Gardens.

The proposed plans are incompatible with Camden Planning policies, with the Hampstead Neighbourhood Plan, with the Hampstead Conservation Area Statement and with the NPFF.

I urge you to reject this application for the following reasons:

- The proposed design clashes directly with the setting of Grade II listed buildings on the road, the views of/from which are protected;
- The immediate streetscape is defined by a cluster of Grade II listed buildings designed by the Victorian architects Batterbury & Huxley. The proposed structure would severely compromise the streetscape and clash very directly with the existing profile of homes;
- The amount of construction being proposed nearly doubles the habitable space on the property and adds two additional floors, including a basement, while not providing additional housing stock for the Camden community. This cannot be considered “conservation” or improvement but is rather a new development in its own right and should be rejected as it fails on many bases to adhere to the Hampstead Conservation Area Statement;
- The modern, commercial design is inappropriate for the setting in which the property sits and a number of the proposed materials do not meet the standards of style or craftsmanship that would suit this site, the dominant property at 4a and this setting of Grade II listed buildings;
- The design of the roof in particular is jarring and clashes physically and aesthetically with 4a to which it is attached, as well as with neighbouring properties. It is clearly overbearing with respect to its dominant neighbouring property at 4a as well as the space in which it sits;
- The “tower block” structure is not in keeping with the existing roofline and visibly detracts from neighbouring buildings. The top floor needs to be more subservient with the roofline made consistent with that of 4a;
- The height of the proposed structure would block sunlight for several neighbouring gardens and properties and is not BRE compliant;

- The bulky, massing structure reduces the amenity of the road, creating an overhang sensation along the public footpath. The design appears to over occupy the site in particular by the front wall and needs to be pulled back from the street to its current position;
- The amenity of the road that is so highly valued by local residents would be seriously compromised by this plan: The lightscape would be diminished; the skyscape would be altered; the streetscape would be compromised. Views would be blocked and privacy impaired. There would most certainly be harm to local residents from this plan.

The application is for a modern, extremely large structure with a commercial aesthetic in a small space in a setting of Grade II listed buildings in a Conservation Area. This is simply too much development for the space intended, using a design which is overbearing and inappropriate given the setting. The damage to neighbouring homes, the harm to the streetscape and the compromising of this Conservation Area should not be allowed.

It is critical to appreciate that I and other local residents are not opposed to the applicant's improvement of his property nor to the addition of a basement which complies fully with the Camden and Hampstead Plans. However, the addition of a third story to the structure is fiercely opposed and the massing of the design along the pavement should be rejected and the applicant required to maintain the current position of the frontage.

Please do all that you can to protect the heritage of this area and of Hampstead and decisively reject this application.

Kind regards.

A solid black rectangular box used to redact the signature of the sender.