
From: English, Rachel
Sent: 03 February 2020 10:34
To: Planning
Subject: FW: Planning Application 2019/5835/P - 4b Hampstead Hill Gardens

Please log

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-----Original Message-----

Sent: 03 February 2020 10:24
To: English, Rachel <Rachel.English@camden.gov.uk>
Subject: Planning Application 2019/5835/P - 4b Hampstead Hill Gardens

Dear Ms. English,

With apologies for being a little too late to submit comments on the subject planning application but I thought you might still take my comments into consideration. I have been a resident in Hampstead Hill Gardens for many years. Having reviewed the planning documentation and read the resident's comments in respect of the proposed scheme, I have come to the following opinion:

Design: The existing house is not in the keeping with the Conservation Area and I am sure Batterbury and Huxley would agree that the proposed design is an enhancement to the current state. Whilst the proposed scheme is still attached to 4a, it adds to the streets character of distinct / individual houses which were once designed for artists. I am generally in favor of new modern design buildings in the context of period buildings across Hampstead which in most cases is additive to the character of the streetscape. In my view the proposed design is additive and it respects the local character by using for example brick as the main material whilst not surrendering to the still very welcome but dominant design of the late 1800s of the surrounding listed houses. In fact - I find, the mirroring of the neighboring houses' chimneystack in the facade of the new building too submissive - a decision which every decently trained architect would despise but I also understand why the landlord has opted for this design feature. Overall the logged planning documentation suggests that the applicant is aware of his responsibility in the context of the Conservation Area and has selected expert advisors to design and build a high quality building (in stark contrast to 23a Hampstead Hill Gardens).

Massing / Parking: It appears that there is still a parking space envisaged at the front of the new building. I am not overly concerned about the loss of parking (even if two spaces are lost) as I am hopeful that many more residents will use public transport or bikes instead. The building's massing to the front of the building appears to be appropriate and it also doesn't move the building (materially) closer to the sidewalk. The planning documents don't provide a very good overview of the rear massing and how much 4a in particular will be encroached on - I think this should be a key consideration. Given that there appears to be a restriction imposed on 4a, it would only be fair to allow 4a to achieve the same massing (height and front / rear extension as the proposed scheme. To remove the restriction will not only increase the chances that 4a hopefully will be one day redesigned but more importantly will provide Camden / the Conservation Area the opportunity to fix the urban planning eye sore which 4a and 4b Hampstead Hill Gardens currently present.

To conclude - I am generally in favor of the application.

