

## Objection to planning application 2019/5835/P - 4B Hampstead Hill Gardens

I am writing to object to the planning application for 4B Hampstead Hill Gardens. I am the son of the owner of 4A, the house connected to 4B. I grew up in Hampstead and my family and I spend several weeks each year with my mother in her house, so I am very familiar with the building, its garden, and the surrounding area. I fully endorse the objections of my mother, Janna Williams, and those of the planning consultant Peter Kyte and those of the architect Bill Risebero, both written on behalf of and in consultation with my mother. They point out, in detail, how the proposal fails to meet many of the standards for London and Camden planning policies, and should, therefore, be rejected.

I personally would stress the following objections:

**Additional height leading to loss of light, overshadowing, and privacy issues:** The proposed structure for 4B will add over a storey of height to the main sections of the current house. This will block essential light to almost all of 4A's main windows which, it should be noted, are mainly on the south and east elevations and already suffer from limited light due in part to 4B's existing rear mass. In particular, the kitchen/dining area, where much time is spent, will be completely overshadowed, and light taken from the east-elevation windows, which directly face the west elevation of 4B. The garden, too, will be oppressively overshadowed by the overbearing additional storey. The small patch of sky above the current rear mass of 4B, which we now enjoy seeing from the windows and garden, and which provides light, will disappear, blocked out by the new structure. Similar negative impact, along with privacy intrusion in several cases, will result for the surrounding houses and gardens (as noted in other objection letters). The scale of the proposed change is very clear from images in the planning application itself, as well as a set of drawings from the "Heritage Statement" commissioned by residents, as reproduced here:

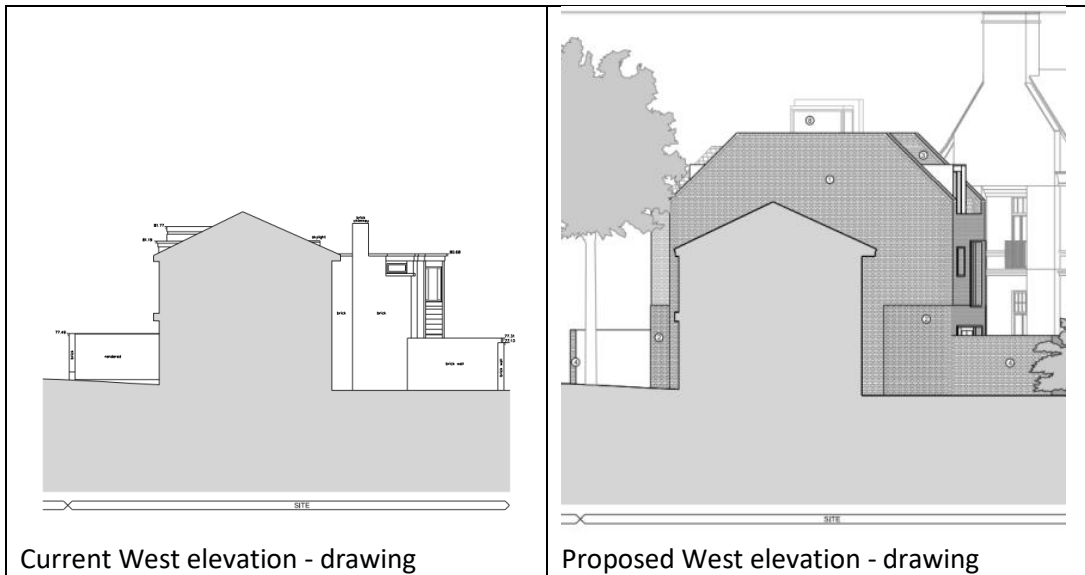


The existing building



Illustrative image of the proposed new structure

(Image source: p.48 of the "Design and Access Statement" for 4B HHG redevelopment)



Current West elevation - drawing

Proposed West elevation - drawing

(Image source: Heritage Statement.)

**Conservation area, character and appearance, preservation and enhancement:** The proposed design plan is out of keeping with the adjoining house, 4A, and with the streetscape at this key point in the road. 4A is the original structure, 4B originally just the garage of 4A, but later developed into a modest additional dwelling. Clearly, then, the design reference for any renovations or rebuilding of 4B should be 4A. And yet, the proposed design has nothing that matches or complements the modest, set-back, simple red-brick design of 4A. The proposed structure would dwarf 4A in height, thrust itself into the street, and appear overbearing from all angles. This is very clear from the street-view images presented in the application itself, which show the jarring contrast that would be produced between the unassuming 4A, and the domineering and aggressive front view of the planned 4B development (see images below). The structure would not be in character with 4A or the surrounding Grade II listed buildings, and would not enhance this historic and pleasant Conservation area and townscape. It would also set a dangerous precedent for re-development of garages, and additional storeys on other one- or two-level houses in the area.



Current street view: 4A is the red brick house centre and right, with the sloping roof, 4B is the small metal clad structure to the left, clearly subordinate in size and visually to 4A. (Image source: Google street view (accessed Feb 10, 2020))





Illustrative image of proposed new structure: The proposed rebuild of 4B (left of picture) drastically upsets the original balance in size and height between 4A and 4B. (Image source: p.42 of the “Design and Access Statement” for 4B HHG redevelopment)



Illustrative image of proposed new structure: The proposed building thrusts aggressively into the sky and the street, completely breaking the original harmony between 4A and 4B, and the streetscape at this crucial point in the road, as one moves to and from the cluster of magnificent Grade II listed buildings. (Image source: p.47 of the “Design and Access Statement” for 4B HHG redevelopment)

**Basement:** I am very concerned that the proposed excavations and addition of a full basement could lead to damage to 4A, as well as other surrounding houses, both during construction and in the future, and negatively affect drainage and other water-course issues. Subsidence has already been an issue for 4A and a major problem for some neighbouring buildings. As pointed out in Mr Kyte’s letter, the basement plan does not comply with all the relevant local policies on basement development. Furthermore, as another objection points out, the BIA was not actually based on bore holes at 4B, where the work would be done, but at a different house, No.2, and therefore seems unlikely to be an accurate assessment of the risks at the site itself.

**Massing and over-development:** The proposed plan is an unnecessary over-development that produces unacceptable massing, as is clear from the images shown above. The owner of 4B has, of course, the right to develop his property, but any planned development should be truly congruent with the space and with the surrounding buildings, most particularly with its adjoining structure, 4A, which is the larger and earlier building. As the objection from the Hampstead Hill Gardens Residents' Association notes, a restrictive covenant exists on 4A to stop vertical development, and this should, by extension, apply to 4B. As Mr Kyte's later states "capacity has already been reached with the existing massing." Any redevelopment should, therefore, not exceed the footprint or the height of the current dwelling, and I strongly oppose the planned additional third-storey, and the massing into the street.

I do, then, respectfully ask that the application be rejected.

Yours sincerely,

Crispin Williams