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**From:** English, Rachel  
**Sent:** 12 March 2020 10:01  
**To:** Planning  
**Subject:** FW: 4b Hampstead Hill Gardens (2019/5835/P).



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**From:** Stark, Stephen (Councillor) [REDACTED]  
**Sent:** 12 March 2020 08:33  
**To:** English, Rachel [REDACTED]  
**Subject:** 4b Hampstead Hill Gardens (2019/5835/P).

Good morning Rachel. I trust that you are well.

Apologies for the lateness of my response but I write express my concern and opposition to the proposed development at 4b Hampstead Hill Gardens (2019/5835/P).

I believe that the proposed development contravenes a number of critical Camden Council planning policies, the NPPF, the London Plan, the Hampstead Neighbourhood Plan and the Hampstead Conservation Area Statement.

It will also harm the beauty of the road and the surrounding area. It is certainly not in keeping with the location and indeed its closest neighbours. In particular the roof and its tiles are very different to the surrounding properties. It is jarring. The new building creates a larger building and unwelcoming in the massing where there is presently an open feeling which is not only seen from the public road but also from the private gardens. I understand that prior to the existing building being built it was previously open space, a tennis court.

I would ask you to pay particular attention to the views that will be severely affected and will block views of St Stephens Church.

The new building will be higher. Has a light study been carried out on how the building will influence the surrounding area and open spaces? The applicant has already admitted that it is not BRE compliant.

I am also concerned about the architectural merit of the design and how it clashes with the beautiful Batterbury & Huxley architecture. I am particularly opposed to the Juliette balcony which invades the privacy of the neighbouring properties and is again out of keeping with the area.

I understand that neighbours have commissioned a Heritage Report. The report raises a number of concerns with the design of the building, how it interfaces with the neighbouring grade 2 listed properties, planning and conservation issues in Hampstead Conservation area.

Given all of this I would urge the planning officer to reject the planning application.

Best regards,

Stephen

**Councillor Stephen Stark BSc MBA C. Eng MICE**  
**Hampstead Town Ward**  
**Conservative Party**

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Surgeries

2nd Saturday in the month outside Barclays Bank, Hampstead High Street NW3 (10.30am-12.00pm)

and

The last Saturday in the month at Hampstead Community Centre, Hampstead High Street NW3 (11.00am-12.00pm)