

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/6379/P	Michael Jacobs	16/03/2020 00:16:02	COMMNT	<p>I live at 5 Well Road, NW3 1LH (formerly known as Crossways Cottage) which borders the North East of 26 Christchurch Hill.</p> <p>I have no objections to the proposed works in principle and consider that, once completed, they will only create a positive contribution to the character of the area, or at the very least offer a more secure and effective boundary solution for the property. It is noted that the wooden fence presently running along the south west and north west boundary of the property are "of no great quality", as the Hampstead Conservation Area Statement rightly notes. A brick wall, if constructed and designed in a sensitive manner, as is proposed, will be more in keeping with the character of the local area and should even be a positive contribution. Although the scale (height) of the wall will be much greater than the neighbouring front walls of 16-24 Christchurch Hill, the latter are quite different properties (semi-detached, set closer to the street and with no substantive grounds adjacent to the street) and I do not think a taller brick wall running along the remainder of that section of Christchurch Hill (and round the corner to Well Road) will cause any aesthetic imbalance. A number of substantial brick walls in the surrounding areas (including across the road on the West side opposite 26 Christchurch Hill), and round the corner on the North side of Well Road at number 24) already bring a positive contribution to the area.</p> <p>I do have some limited concerns about the extent to which it may be necessary to suspend parking bays on Christchurch Hill (a narrow, one-way street with relatively limited parking/pavement) so that the works can be carried out (similar suspensions in 2019 for the repaving of the area were not particularly ideal). However, I recognise that such disruption will probably be outweighed by the aesthetic improvement to the street and I trust that the works will be co-ordinated in a timely and pragmatic manner to minimise such disruption.</p> <p>There is one final point that I would raise for completeness: the depiction of the boundary of 26 Christchurch Hill (as shown in Figure 1.1 Existing Site Plan of the Heritage Statement and in other similar documents such as " Proposed Perimeter Boundary Wall Layout Plan 1069_20_135_A") is erroneous and inaccurate with respect to the North Eastern part of the boundary that adjoins 5 Well Road. It is inaccurate because it suggests that the North Eastern Boundary between 5 Well Road and 26 Christchurch Hill effectively runs directly through the kitchen/downstairs bedroom of 5 Well Road and parts of 5 Well Road's small but perfectly formed patio garden. The inaccuracy can be seen when viewed against the plans filed with the Land Registry. Although this erroneous boundary illustration has no bearing on the location of the proposed wall (because that wall will not adjoin 5 Well Road) and does not give me reason to object to the proposed works, I raise this point purely as a reservation of rights and title and to correct the erroneous public information relating to the boundary of my property. I suspect it came about as a result of clerical/illustration error, rather than reflecting any genuine misunderstanding of or challenge to the existing boundary.</p>