

28th May 2020

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FAO: RACHEL ENGLISH

Dear Rachel,

**4B HAMPSTEAD HILL GARDENS, LONDON, NW3 2PL.
RESUBMISSION PURSUANT TO 2019/5835/P FOR FULL PLANNING PERMISSION AND
DEMOLITION IN A CONSERVATION AREA CONSENT FOR 4B HAMPSTEAD HILL
GARDENS.**

On behalf of our client, Mr and Mrs Brearley (“The Applicant”), please find enclosed a suite of revised submission documents, pursuant to the pending full planning application 2019/5835/P for the following:

“Demolition of the existing 2-storey residential dwelling (Class C3), and construction of a new 2 and a half-storey residential dwelling with basement (Class C3)”

Alongside this covering letter, please find enclosed the following information in support of this resubmission:

- Proposed Drawings, comprising Plans, Sections, and Elevations, prepared by Grid Architects;
- Design and Access Statement Addendum 2, prepared by Grid Architects;
- Updated CIL Additional Information Form.

The original application (2019/5835/P) was submitted to the London Borough of Camden online via the Planning Portal in October 2019, and the requisite fee was paid at the time of this submission.

Following extensive liaison with LBC Officers, the design of the scheme has been amended to incorporate the comments received over the determination period from LBC. In addition, the comments received by consultees have been taken into careful consideration, and where appropriate, the design has been amended to reflect these comments.

The revised design subject to this resubmission comprises a fully policy compliant scheme, of the highest architectural quality. The revised scheme enhances the character and appearance of the Hampstead Hill Gardens Conservation Area, and has a positive effect on the settings of the adjacent grade II listed buildings. A summary of the design amendments subject to this submission are outlined below:

- The building line to the street has been pulled back;
- Master bedroom on 2nd floor reduced in size so that it can be accommodated in a pitched roof form with dormers;
- Massing reduced to reduce skyline of proposals;
- Floor area reduced overall;
- Verticality to street elevation omitted by straightening facade and reducing to a single storey portico;
- Vertical proportions of 1st floor windows omitted by reduced height and general changes to design;
- Juliette balconies removed;
- Elevations amended to include details which align with the horizontal eaves and portico of the adjacent 4a and provide the proposals with a greater horizontal emphasis;
- Gable elevation to adjacent garden re-designed to echo characteristics of gable to No. 6;
- Roof lantern removed;
- Boundary treatment to the street revised to echo treatments of boundary walls elsewhere on the street.

Although a revised Daylight, Sunlight, and Overshadowing Assessment has not been submitted alongside the revised proposals, it is considered that due to the revised, smaller massing of the scheme, it will perform better from a DSO perspective than the previous proposals.

Should you have any queries or require any further information in respect of the above, please contact Nathan Hall or Jonathan Marginson of this office; otherwise we look forward to confirmation of receipt of the enclosed information at your earliest convenience.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Hall'.

DP9 Ltd