

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2139/P	[REDACTED]	15/06/2020 17:59:08	OBJ	15 June 2020

Dear Mr Farrant,

Re: Planning application 2020/2139/P: 3 Inverforth Close, NW3 7EX.

[REDACTED] and we write to you with regards to planning application ref. 2020/2139/P which is currently under consideration by Camden Council. We understand that the application seeks a variation on approved application ref. 2016/6953/P for extensions and alterations to no.3 Inverforth Close; namely to add a mansard extension to the rear (eastern) elevation of the property.

As stated in our previous letter regarding approved planning application ref. 2016/6953/P, we welcome redevelopment works to the property so that the neighbours can enhance their dwelling. We do however have very significant concerns with the amended development now proposed, given the scale and positioning of the new mansard extension.

1. Design

a. We have reviewed Camden's Planning Guidance on Design (adopted March 2019), which provides guidance on roof extensions. We believe the mansard extension now proposed is contrary to this guidance, as the scale and bulk of the extension would not be appropriate to the roof form of the existing property; the extension would completely dominate both the rear roof slope and the rear elevation of the dwelling, detracting attention away from the original design of the property. We would also like to point out that the proposed location of the new mansard extension is extremely prominent, both when viewed from our property and from within the Close itself.

b. The shape and character of the mansard would also disregard the local context and character of Inverforth Close and would not be in keeping with the design features of the neighbouring properties. We are therefore of the opinion that the proposals do not accord with Camden Local Plan policy D1 on Design.

2. Impact on the Hampstead Conservation Area

a. The Hampstead Conservation Area Appraisal sets out that roof extensions are unlikely to be acceptable where (1) the extension would be detrimental to the form and character of the existing building and (2) the roof is prominent, particularly in long views. As referred to above, the proposed scale, mass and bulk of the mansard roof extension is not subservient to the existing property and will completely dominate the readily visible rear elevation and roof slope of the dwelling. Such features are not characteristic of either Inverforth Close or the Hampstead Conservation Area. The extension would therefore, in our opinion, contravene the design guidance as set out within the Hampstead Conservation Area Appraisal.

b. In planning policy terms, the development would fail to preserve or enhance the character and appearance of the Conservation Area and does not therefore meet the tests of Camden Local Plan policy D2 on Heritage. There are also no 'public benefits' resulting from the proposals which would outweigh this harm to the Conservation Area as required by paragraph 196 of the National Planning Policy Framework (2019).

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c. We would remind the Council of dismissed appeal ref. APP/X5210/D/17/3178473 at [REDACTED], where our dormer roof extension was rejected due to the resulting impact on the Hampstead Conservation Area. This appeal sets a precedent for the development now proposed at no 3 Inverforth Close

3. Impact on the openness of the Metropolitan Open Land

a. We understand that Camden Council allow for a 20% volumetric uplift for extensions to properties with the Metropolitan Open Land designation. Although information has not been submitted with the planning application clarifying the increase in volume, we suspect from the proposed height and projection of the mansard extension that the 20% limit would be exceeded when assessed alongside the additions approved under planning application ref. 2016/6953/P. We do not believe the Council can consider the resulting extensions to be 'proportionate' to the dwelling as required by paragraph 145 of the National Planning Policy Framework (2019).

4. Impact on our amenity

a. We believe that the proposed mansard extension to the rear elevation will completely overbear our property; the height of the proposed extension coupled with its projection from the existing roof slope will dominate views from both our living and bedroom areas and will be overly prominent when viewed from our front courtyard area.

b. We understand from the submitted documents that a CGI has been provided of the proposals when viewed from the west showing the front elevation of the property. The proposed alteration viewed from the rear is not however shown. We believe that the provision of a further CGI is imperative for us to fully gauge the extent of the proposals; not least in terms of the impact onto our property, but also in terms of the impact on the character and appearance of the Conservation Area.

c. We note that a Sunlight and Daylight Assessment was submitted as part of the previous planning application, and we would question why such report is absent from the current application given that the height and projection of the roof slope so close to our property and to our habitable room windows is being enlarged.

5. Tree damage

a. We would also add that the construction of approved application ref. 2017/4730/P currently underway has already resulted in significant damage to mature trees on our property that lie within the Conservation Area. We understand that these trees are protected by virtue of their located within a designated Conservation Area.

b. We would query whether the development is being carried out in accordance with the recommendations of the approved Arboricultural report and would hope that such report would be updated to reflect both the current status of these trees and the impact the new proposals will have on them.

In summary, the extent of the mansard extension proposed would dominate the roof form of no 3 Inverforth Close and would harm the character and appearance of the Hampstead Conservation Area. The extension is a disproportionate addition to no.3 and as a result will harm the openness of the Metropolitan Open Land. We

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share concerns for our amenity as neighbouring residents, not least due to the prominence of the extension and its resulting overbearing impacts, but also due to the potential for it to diminish levels of sunlight and daylight currently enjoyed by our property. There is clear evidence of ongoing damage to the trees within the Conservation area, which we think is indefensible.

We duly ask that the Council take our letter into consideration whilst assessing the application.



Exhibits: [Evidence of trees being impacted by ongoing construction works, provided by post]
