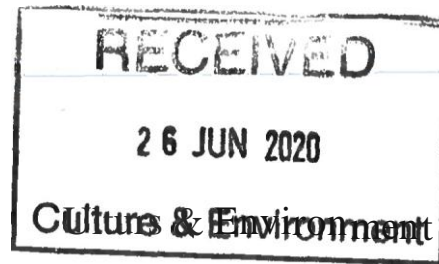


15 June 2020

Ben Farrant  
Planning Solutions Team  
Development Management  
London Borough of Camden  
Town Hall, Judd Street  
London WC1H 9JE



Dear Mr Farrant,

Re: Planning application 2020/2 139/P: 3 Inverforth Close, NW3 7EX.

We are owners and **occupiers of no.2 Inverforth Close** 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 to an approved application ref 2016/69J3/P for a mansard extension 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 approval 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**.

- a. We have reviewed Camden's Planning Guidance on Design (adopted in 2019), which provides guidance on roof extensions. We believe the proposed extension would be inappropriate 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 the 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 accords 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 in the local views. As a result, we consider that the **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 outweigh the tests of Camden Local Plan policy D2 on Heritage.** There are also no public benefit 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).
- c. We would remind the Council of dismissed appeal ref. **APP/X52 10/D/17/3 178473** at our property, no.2 Inverforth Close, where a **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.

#### **5. 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 within the Metropolitan Open Land designed 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. **20J 6/6.953/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).

#### **Impact on our amenity**

- a. We believe that the proposed mansard extension to **the rear elevation will completely overwhelm the property; the height of the proposed extension together 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.**
- b. We understand from the submitted documents that a CGI has been provided for the proposals when viewed from the west **showing the front elevation of the property.** The **proposal** alteration viewed from the rear is not however shown. **We believe that the provision of a further CGI is imperative** for us to fully understand the extent of the proposals; not least in terms of the **impact on 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 mansard so close to our property and to our bay window and windows being enlarged

5. Tree damage

- a. **We would also add that the construction of approval application of. 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 location 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 the report would be updated to reflect both the current status of trees and the impact the new proposals will have on them.**

In summary, the extent of the mansard extension project would dominate the 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 share concerns for our amenity as neighbouring residents, not least due to the noise of the extension and **'its resulting overbearing impact, 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.**

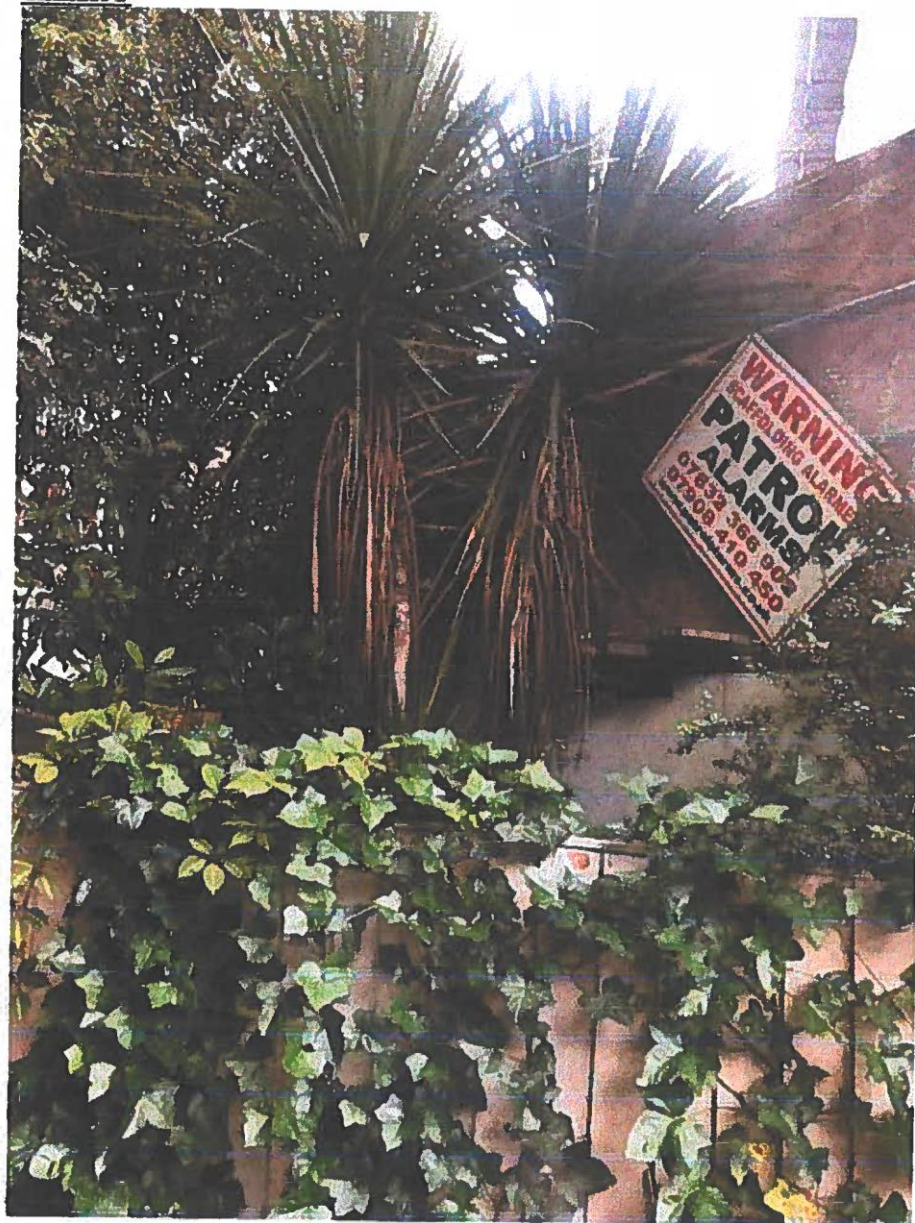
We duly ask that the Council **take our letter into** consideration whilst assessing the application

Akshay & Geetika Shah

2 Inverforth Close  
London NW3 7EX

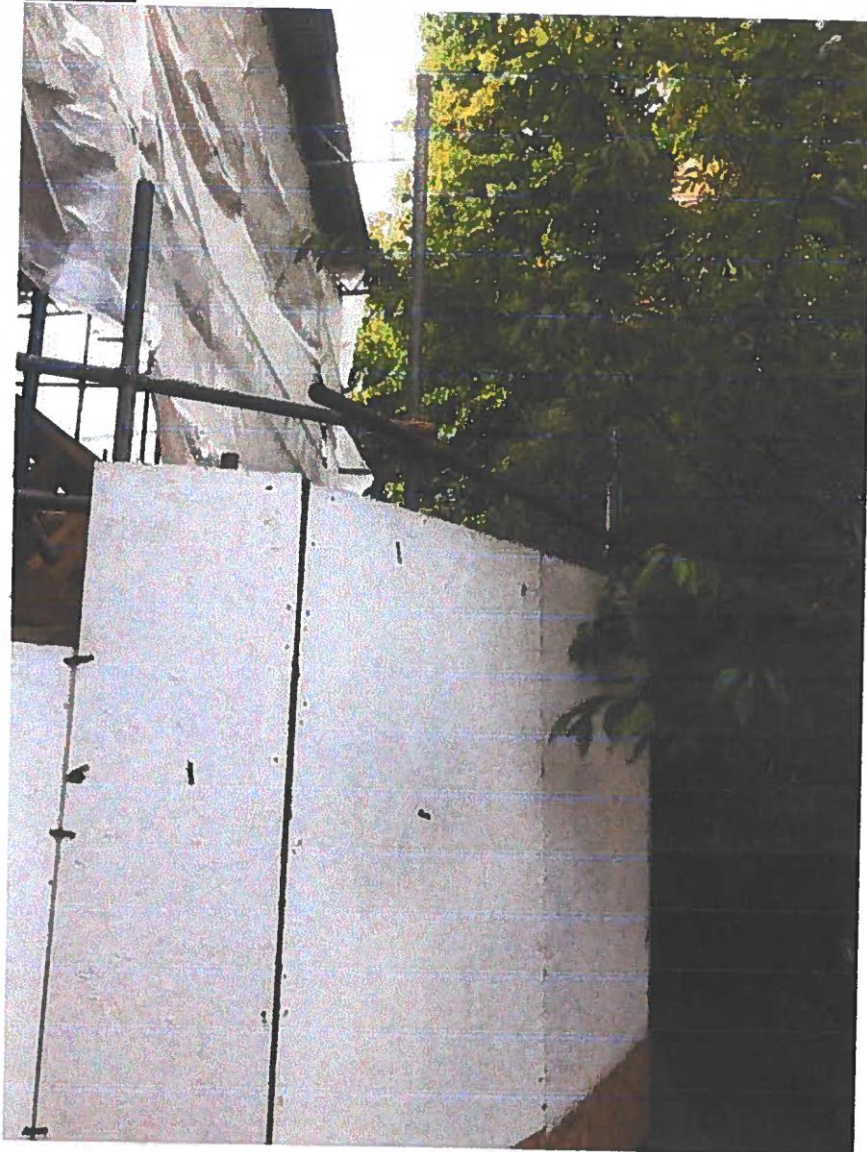
Evidence of trees being impacted by ongoing construction works

Exhibit 1





**Exhibit 2**



**Exhibit 3**





**Exhibit 4**

