

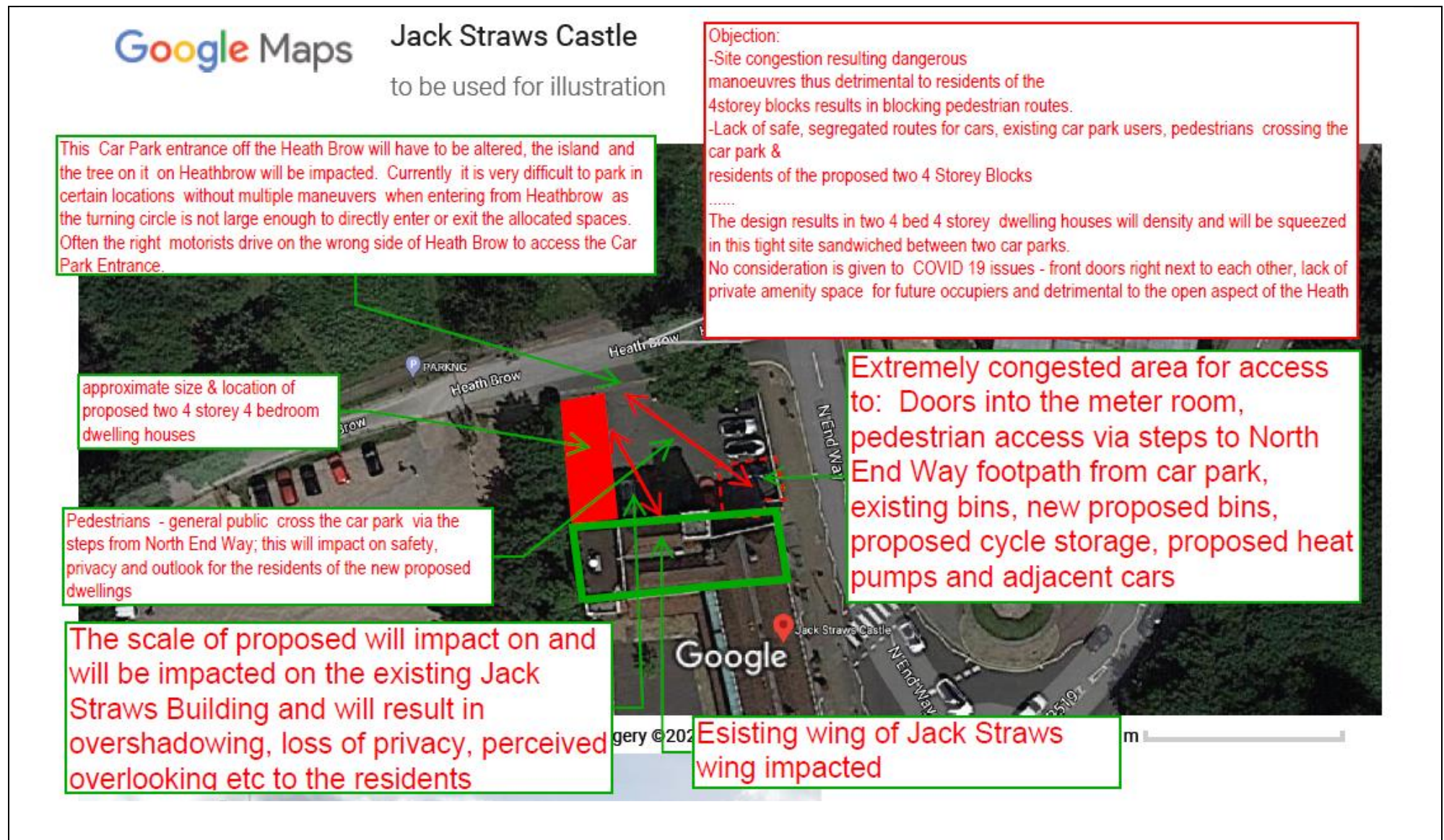
**Application No. 2020/1828/P**

**Proposal** Erection of two three-storey (plus basement) dwellinghouses (Class C3) on west side of car park set behind associated landscaping, refuse and cycle stores and reconfigured car parking

**Site Address** Land Adjacent to Jack Straws Castle North End Way London NW3 7ES

26<sup>th</sup> July 2020

**Objection:**



Acknowledgement: base map

<https://www.google.com/maps/place/Jack+Straws+Castle,+N+End+Way,+Hampstead,+London+NW3+7ES/@51.5629486,-0.1802395,66m/data=!3m1!1e3!4m5!3m4!1s0x48761a7b853d02c9:0xa0bc93ff1d6a4808!8m2!3d51.5627565!4d-0.1800277>

1. **Objection:** The proposal Impacts on the use of Car Park for existing and other users: Car Park Entrance, Car Manoeuvring & Development boundary on land with unsuitable access. It further Impact of Proposed Reduction, proximity of parking to Main Entrances of the 2 proposed 4 Bed 4 storey houses and fitting in other ancillary uses (rubbish bins and cycle store)
- a) The proposed houses according to Camden's design documents are considered large homes. It is reasonable to expect the occupants to own or have access to one car per house; there is no parking for these houses. Moreover, the proposal states that there will be loss of four spaces currently used by existing residents and that these residents will enter into a legal agreement with LBC to agree that they will not be eligible for an on street parking permit. Not having parking or not being able to apply for on street parking would impact on future residents or leaseholders; whilst the proposed loss may be to occupiers of flats either rented out or owned by the freeholder/landowner. It is therefore envisaged that to have these existing residents agree to enter into agreement with LBC would not be an issue but the proposal would compromise future occupiers and residents of the two 4 Bedroom 4 storey dwellinghouses.
- b) The Transport Statement stated that 'car park is well used and that the proposed development will result in the displacement of vehicles from the site'. It is stated in the application documents respective residents and visitors will be able to use the public car park behind the proposed block. It should be noted that the said car park is a chargeable car park and it is not open 24 hours.
- c) Owing to the site constraints the relocation of existing bins for Jack Straws Castle would undoubtedly impact on the adjacent parking spaces. The token green roof on the proposed new bin stores for the 2 new 4 Bedroom 4 Storey houses does not contribute larger picture. Currently general public use the car park to cross over from steps from North End Way to Heathbrow. They also use the bins to dump rubbish – this is a regular occurrence.
- d) The front door is directly off the car park and safety of the occupants could be jeopardised as cars would be directly reversing in front of these doors or passing in front of these doors to access the certain parking spots.

**2. Objection:** Impact on the Character of Conservation Area and Heath

The proposed development will abut onto the building of significance – Jack Straws Castle. It will be intrusive and overbearing. It will impact on the unique prominence and enjoyment of the Jack Straws Castle and the open space beyond.

The size, height and bulk of the two 4 Bedroom 4 Storey houses will be overbearing and visible from the Heath upon which it will encroach upon it both when entering and leaving the Heath. The unspoilt rural quality and sense of openness will be harmed. Development on this sensitive site abutting Jack Straws Castle, will cause considerable harm to the setting of this important listed building and also to the setting of the Hampstead Conservation Area. The proposal is contrary to various Camden Policies which seek to preserve and enhance Hampstead Heath and the view to and from the Heath. The proposed development would have an unacceptable impact in enclosing the open space of the car park with clear visual connection to the Heath.

**3. Objection:** Impact on quality of life and outlook of the occupiers of the adjacent flats and future residents if the 2 proposed 4 Bedroom 4 Storey dwellings:

- a) Impact on outlook and views from terrace and windows of the top floor penthouse flat
- b) The bulk created by the 2 proposed 4 Bedroom 4 Storey dwelling houses would impact on the currently favourable and open aspects enjoyed by the terrace. Hence this is not a sensitive design solution and not in keeping with the Local Plan policies. The 3 storeys above the basement will impact on views, outlook and light enjoyed by the current residents and future residents/owners of the to the existing flats. It will also compromise the privacy of occupiers of the existing flats and cause anxiety in view of perceived fear of being seen by neighbours.,
- c) Whilst the proposal is presented as a distinctive separate building with contrasting design idiom, it impacts both on itself and on the respective wing of Jack Straws Castle in terms of overshadowing in same way as a rear and side extension to a dwelling house would impact on the neighbouring house. Thus all Camden's CPGs, e.g. the 45degree floor plan test and all other tests should be applied to assess the proposed impact on the current and future residents/tenants/leaseholders in terms of loss of outlook, light, privacy etc.; notwithstanding the fact that currently the impacted flats are owned by the applicant of this proposed development
- d) Whilst internal daylight study for the proposed has been submitted as part of design documents, it clearly states "It is important to remember that the BRE Guide states that 'the advice given here is not mandatory and should not be seen as an instrument of planning policy'. Furthermore, daylight criteria should be 'interpreted flexibly because natural lighting is only one of many factors'. Based upon these statements it is important to apply the guidance and target levels sensibly and flexibly taking into account the context of the site as a conversion of an existing building".
- e) With the context of the current site – effectively a carpark, the 2 proposed 4 Bedroom, 4 Storey dwelling houses will be sandwiched between two car parks. The residents will be subjected to noise, pollution and poor outlook.
- f) General Public cross the Car Park through the steps off the North End Way and onto the Heathbrow to access the Heath. This will have an impact on residents of 2 proposed 4 Bedroom 4 Storey which do not have any private space enclosed space in the front.
- g) The North End Way leading up to the roundabout from Golders Green is a busy road and there is long queue of cars. The outlook from the 'outdoor amenity spaces on the first floor – the balconies' would not only provide a poor outlook but also expose occupants to pollution and noise.
- h) The new pair of houses should not be viewed a subsidiary terrace of buildings in the same way as the array of houses that flank the main castle building on the south side, i.e. the Old Courthouse setting. This is because there are no windows to the flank wall of the Jack Straws Castle. The Old Courthouse thus do not overshadow any dwellings within the Jack Straws Castle. They are further nestled behind an attractive wall and greenery with private car park and large gardens.

**4. Comment:** No Positive Contributions owing to Restrictive Site:

Owing to the above, the proposals do not positively contribute to creating high-quality, safe & accessible place. Furthermore, owing to the Site Constraints, the applicant is not able to offer improvements to existing routes, surfaces and footways or provided good quality access and circulation arrangements for all pedestrians – car park users, public who use steps from footpath to access Heathbrow and the Heath and any future residents of the two 4 Storey, 4 Bedroom dwelling houses which are accessed directly from the car park.