

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3249/P	Mark Newman	13/09/2020 20:20:24	OBJ	<p>To date there have been no rear extensions built on the Triangle Green. To start now would mean the loss of the historical significance of the Green and possibly open up other requests for larger or taller rear extensions being built - impacting on the quality of life of those who live close by.</p> <p>The Green is part of a conservation area, and both it and the buildings are well maintained to preserve this aspect while also providing a safe and open space for relaxation and recreation. On the basis that this application (or any other rear extension) may impinge upon the aspects detailed above, I feel this application should be declined.</p>
2020/3249/P	Alan Mason	12/09/2020 10:08:49	OBJ	<p>I quote from the Planning Officer's report on a recent similar application (2020/0956/P).</p> <p>"4.8 In the case of the current application, the gardens... retain their open character with very few outbuildings & sheds apparent. These undeveloped rear gardens are central to the green open character & appearance of the South Hampstead Conservation Area, Moreover, the SHCA Appraisal identified the increased intensity of residential use & the resulting trend for residential conversions have significantly increased the number of planning applications for rear extensions. These developments have led to the cumulative loss of rear gardens to hard landscaping & other development which have resulted in a loss of amenity of residents, & erosion of the leafy open character of the conservation area."</p> <p>The Planning Officer was correct in his/her appraisal of the current situation. The open leafy character of the green triangle bounded by Compayne, Fairhazel & Canfield has been maintained, largely intact, since its Victorian conception. No rear extensions have been permitted. A similar application five years ago was refused. All other similar communal spaces in the SHCA have been lost to development or destroyed in WWII. The Compayne, Fairhazel, Canfield triangle is unique.</p> <p>In granting approval for this development, the Council would be creating a dangerous precedent and opening the floodgates to similar applications. Within a short space of time the "leafy open character" of the triangle would be damaged beyond repair.</p> <p>In granting conservation area status to South Hampstead the Council pledged to "Preserve or enhance the character of the conservation area." The Council is requested to refuse the application.</p>

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2020/3249/P	Fairhazel Co-operative Ltd	11/09/2020 18:19:27	OBJ	<p>We are Fairhazel Co-operative Limited, a fully mutual Housing Co-operative whose registered address is 23 Company Gardens, London, NW6 3DE. We are registered with the Regulator of Social Housing as a Registered Social Landlord. We have 130 properties, the majority of which are situated around the Triangle Green, which the Fairhazel Co-operative owns, and upon which this proposed rear extension backs onto.</p> <p>We have never had any rear extensions on our Green and the existing conservatory, which perhaps should never have been allowed, has always been an eyesore. This is a conservation area and the proposed rear extension, including the dimensions and choice of materials, will seriously affect the harmony and character of the Green with its surrounding beauty of redbrick Victorian buildings. The proposed extension will certainly affect the view of all the surrounding buildings and properties, and will block the side view of ground floor gardens of properties on both sides of the proposed extension. It will also impose upon the character of the Green, which is used for recreation and exercise by many of the residents living around the Green, as well as cause us concern for nearby trees on the Green which we maintain.</p> <p>We are also concerned that if this planning application for a permanent rear extension is approved, this will be the first of others to follow and will mean the character of this conservation area will be lost for good. We urge the council to reject the proposal.</p>
