

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5108/P	MEIR HAKKAK	23/01/2021 22:27:44	COMMNT	<p>We are the residents of No 47 and we strongly object to the new development at No 45 as it will have a detrimental effect on us for the following reasons:</p> <ul style="list-style-type: none"> <li>∩ Rosslyn Hill is a very congested with unsafe pollution levels and the loss of garden due to the construction of this large structure will reduce the amount of green space in the area.</li> <li>∩ The new garden building will be around 1.5m higher than our garden wall in the highest part of the garden, effectively doubling the height of the wall. It will be a large physical presence obstructing the light as it will be placed to the south of our garden, affecting most of it.</li> <li>∩ The rear of the garden slopes up from the rear of the main house, making the new building even more prominent from all our rear windows.</li> <li>∩ The building is too close to our boundary wall and the 300mm space between it and the wall will not allow proper maintenance of the side elevations.</li> <li>∩ We note that the application, as presented, gives no indication of how the new building relates to the neighbouring properties in any of the drawings, nor a section through the site so there is no easy way to judge the relative size or relative height of the structure. There are no photos of the existing. Since it is proposed to be built in a garden that is significantly raised compared to the lower ground flat at 45, the proposed structure may be taller than the top of the lower ground flat at no. 45.</li> </ul>
2020/5108/P	Hampstead CAAC	24/01/2021 14:29:27	OBJ	<p>This is an example of a garden building that should be refused or modified for approval.</p> <ol style="list-style-type: none"> <li>1. Already small garden ∩s excessive take-up.</li> <li>2. Site plan to be re-submitted to show all landscaping existing and proposed, including the decked area.</li> <li>3. No removal of planting/trees/hedges to be permitted. Undertaking to preserve to be submitted.</li> <li>4. What happens to hedges against which the building would stand ? If they or any planting are threatened long term ∩ please refuse.</li> <li>5. Sedum roof does not compensate for loss of green area. Follow Camden ∩s draft policy on extensions to use a deeper living roof encouraging bio-diversity which sedum does not.</li> <li>6. Too tight relations to boundary should bring it under Building Regulations for fire resistance and protection of neighbours.</li> <li>7. The proposed room should be moved and reoriented to face east or west across the garden ∩ preferably to align with the decked area to maximise green area retention, restore the unkempt area away from the house to green area.</li> <li>8. Such would also benefit the outbuilding ∩s internal environment.</li> <li>9. Plan should show content within the proposed outbuilding ∩ provision for heating and any cooking facility. Sanitary facility not allowed for a single undivided space.</li> </ol>

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2020/5108/P	Dr R Sacks	24/01/2021 00:13:27	COMMNT	<p>We are trustees of the neighbouring lower ground flat at No 47a and we strongly object to the proposed new development at No 45, particularly because it will cut off 47a's natural light for much of the day. The new structure will (in effect) double the height of the southerly garden wall (between No. 47 and No. 45) and the proposed building will sit as if 4m30 tall compared to the floor level of 47a.</p> <p>This is because the far end of No. 47's garden sits 1m80 above the floor of 47a (the lower ground flat) and the proposed building is 2m50 tall.</p> <p>Similarly the garden wall at the back of No 47's garden is only 1m35 tall. That means that a 2m50 high proposed building almost doubles this height.</p> <p>The applicant at No. 45 also has a similarly raised garden compared to their lower ground flat. While the proposed building is a similar height to their flat, because it would be built on their raised garden level, it will tower over their flat as well as our flat at 47a. It may also be nose-to-nose with No. 45's raised-ground floor flat's balcony (which is a separate property). This is omitted in the planning application, which gives no indication of how the proposed building relates to the neighbouring properties in any of the drawings, nor a section through the site.</p> <p>As a lower ground flat, much of 47a's natural light is dependent on the current garden wall height to the south side. The proposed structure would put us in deep shadow, with a view that is dominated by the proposed building.</p> <p>Clearly losing half of No. 45's garden also reduces local green space which is a valuable offset to the pollution in Rosslyn Hill.</p>