

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5347/P	Rees Aronson	18/02/2021 09:32:24	OBJ	<p>I wish to write objecting to the above planning application.</p> <p>I have lived at 7 Oak Hill Park Mews since 2005 and my house is directly opposite 1 Oak Hill Park Mews. Consequently I am the most directly affected by any changes that are made there.</p> <p>I have seen the letter of objection submitted by my neighbour, Richard Farr of 8 Oak Hill Park Mews, and confirm that I agree with everything that he has said. Rather than restating the points, please accept that they are also valid from my point of view.</p> <p>In addition to Mr. Farr's comments, I want to express in the strongest terms how my second floor room will be severely compromised by these proposals.</p> <p>At the moment, my second floor window is higher than the top of 1 Oak Hill Park Mews and this room enjoys plenty light, an open aspect and privacy.</p> <p>The proposals will be only 7.5m from my window.</p> <p>I enclose a photograph taken from my window so that you can properly appreciate what I currently enjoy and, when you look at the end of the boundary wall between numbers 1 and 2, you can appreciate the extent of my concern and the losses that I will suffer, namely light, outlook, overlooking and privacy.</p> <p>Please let me know if you require any further information or would like to inspect my property to understand my concerns first hand.</p>

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2020/5347/P	Matt Lyons	22/02/2021 17:45:00	OBJ	<p>OBJECTION TO PLANNING APPLICATION 2020/5347/P</p> <p>I own and live in 5 &amp; 6 Oak Hill Park Mews.</p> <p>The application to add an additional floor at 1 Oak Hill Park Mews should be declined as it adversely affects those that live in the Mews.</p> <p>The addition negatively changes the nature of the Mews overall, particularly (i) the entrance into the Mews, which will be more closed in; (ii) the loss of light which will be experienced by the communal garden area (which already suffers from sunlight deficiency at its southern end); and (iii) the relationship between Number 1 building and Numbers 7 &amp; 8 buildings will be negatively impacted.</p> <p>The additional floor also negatively impacts the outlook from the south facing windows of Numbers 5 &amp; 6 Oak Hill Park Mews, reducing views and light exposure to some extent.</p> <p>Please do let me know if you would like to discuss matter.</p> <p>Kind regards, Matt</p>
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2020/5347/P	Richard Farr	18/02/2021 09:28:07	OBJ	OBJECTION TO PLANNING APPLICATION 2020/5347/P 1 OAK HILL PARK MEWS, LONDON NW3 7LH

#### BASIS OF OBJECTION

I have enjoyed living at 8 Oak Hill Park Mews since 2004 and greatly appreciate how fortunate I am to live in such an outstanding environment which is peaceful and varied.

My objections to this planning application relate to the damage the proposals will cause to the local environment which is in a Conservation Area and the detrimental effect they will have to my enjoyment of my house.

#### IMPACT ON OAK HILL PARK MEWS

##### Environmental

Oak Hill Park Mews is divided into two distinct areas; the entrance area and the lawn. The dividing line is roughly the boundary between numbers 1 and 2 Oak Hill Park Mews.

The approach to the mews is slightly uphill and the first building you see is 1 Oak Hill Park Mews, which looks like a cottage and which relates to 93 Frogna. Both of these properties are accommodated on ground and first floors with 93 Frogna also having a concealed basement area.

Numbers 7 and 8 Oak Hill Park Mews are of a totally different design and scale and were built in the early 1960s.

There is a sycamore tree in the heart of this area that adds to the attraction of the area and its relaxed ambience.

This area and indeed Hampstead generally benefits from a wide range of architectural styles which are mixed together to give a delightful and rich overall impression.

The proposed continuation of the building design of numbers 2 and 3 Oak Hill Park Mews to number 1 sounds logical as does the argument that it should match all the other buildings in Oak Hill Park Mews by having three storeys. This however totally misses the point. The current building at 1 Oak Hill Park Mews with its two gable-ended walls and pitched roofs, has a cottage-like appearance and sits very attractively and shares its historical style with 93 Frogna. They jointly provide an attractive counterbalance to the other houses in the mews. This mix of styles is one of the more attractive aspects of Hampstead and is particularly relevant here in Oak Hill Park Mews, particularly as we are within a Conservation Area.

The proposed extension of the style of numbers 2 and 3 to number 1 will result in a substantial block of nondescript architecture which will dominate the entrance to the mews and will be a somewhat overwhelming block when seen linked with numbers 2 and 3. The large areas of painted stucco with a uniform top to the wall

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with an extensive grey mansard roof above will appear rather dominant and austere, especially when compared with the currently charming cottage. As a consequence the attractive, friendly approach to the mews will be lost.

The two gables with their two apexes provide interest, softness and relief to the area, compare well with the rectangular 1960s buildings and provide an attractive approach to the mews.

The hefty mass of the new building is exacerbated when the topography of the mews is considered. There is a significant increase in land height from the entrance to the mews to the start of number 1 and there is nearly a metre difference in ground height between the bottom edge of number 1 and the far corner of number 3. Accordingly the proposals will appear even more dominant than might be anticipated.

It should also be noted that whereas numbers 2 and 3 relate to the lawn area of the mews, number 1 does not. Number 1 very much belongs to the mews entrance and should be assessed on its contribution to the gentler nature of the entrance area. The two areas are distinct and any design should reflect this.

Oak Hill Park and Oak Hill Park Mews are an amazing pleasant, quiet and gentle location. The proposal is inconsistent with that and will detract from the currently harmonious mix of buildings.

Finally, the currently submitted drawings, rather misleadingly, do not include a direct elevation drawing of the proposed south east wall. This seems extraordinary as it is, in fact, the building's longest elevation and the one which will impact most significantly on the mews, my house and its entrance.

The proposed garden area currently has a substantial wooden fence along its southern boundary and we trust this is to be reinstated following the building works. It is essential that it screens the proposed ground floor extension which would otherwise dominate and detract from the approach to the mews.

There are no sections included so it is a little difficult to understand the positioning of the mansard roof. Generally there seems to be a lack of detailed information.

#### Overlooking/Loss of Privacy

The proposals that were originally granted consent in 2008 and which were renewed in 2011, incorporated new windows at second floor level facing east and west but none facing south or south-east. As a result, they did not cause any loss of privacy to either numbers 7 or 8.

The current design now proposes windows at second floor level in both the south and south east elevations and these will overlook numbers 7 and 8 and result in a loss of privacy for both of them.

It must be appreciated that numbers 1 and 7 are only 7.5 metres apart.

#### IMPACT ON 8 OAK HILL PARK MEWS

The approach and entrance to number 8 is from the entrance area and so the loss of the cottage and its

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charm and the overbearing nature of the proposals will be detrimental to the approach, enjoyment and setting of my house.

The house will also suffer from an increased sense of enclosure and urbanisation as well as the loss of sky area which is currently enjoyed over the top of number 1's pitched roof and gabled walls. I attach photographs taken standing in front of my kitchen sink on the ground floor and from the pillow of the bed in my north-facing bedroom.

This when considered in combination with the close proximity of 93 Frognal, will result in a reduced sense of wellbeing in addition to a loss of openness and light.

The proposed window at second floor level on the SE elevation, will look directly into this bedroom and this overlooking will result in a loss of privacy.

#### FOLLOW UP

Please let me know if you would like to discuss this further or would like to visit my property to assess the impact for yourself.

Yours sincerely  
Richard Farr

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Photo 1 - View from my kitchen sink. You will note that there is only a limited amount of sky currently visible and that the additional floor to number 1 will reduce this substantially, increase the sense of enclosure and generally reduce the natural light. The new window to the SE elevation will look directly into my kitchen resulting in further overlooking and loss of privacy. You will also note that the SE elevation is the dominant wall facing my house and that the applicant should have provided a specific drawing for that elevation.

(Photo being emailed to the planning officer)

□Photo 2 - View from the bed in my north facing bedroom. The bed currently enjoys an open aspect and long views to the north north west. These will be lost if a new floor is added to number 1 and there will be an increased sense of enclosure. The new window to the SE elevation will look directly into this bedroom room and consequently there will be an unacceptable level of overlooking and a significant loss of privacy.

(Photo being emailed to the planning officer)

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