

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5842/P	CRASH Committee	10/03/2021 14:21:50	OBJ	<p>I write on behalf of CRASH (Combined Residents' Associations of South Hampstead recognised in the South Hampstead Conservation Area character appraisal and management strategy) to submit an objection and comments in relation to application 2020/5842/P 55 Broadhurst Gardens.</p> <p>The decision notice issued by Camden Council on 29 October 2020 in relation to 2020/2879/P Flat A, 55 Broadhurst Gardens (lower ground floor) expressly states "4. The roof of the extension hereby approved shall not be used as a roof terrace or other form of amenity space. No alterations shall be carried out; nor planters or other chattels placed on the roof. No railings or other means of enclosure shall be erected on the roof, and no alterations shall be carried out to any elevation of the application property to form access onto the roof. Reason: The use of the roof as a terrace would increase the likelihood of harm to the existing residential amenities of the occupiers of neighbouring properties as a result of noise and disturbance and loss of privacy contrary to policy A1 of the London Borough of Camden Local Plan 2017.</p> <p>This new application to 2020/5842/P 55 Broadhurst Gardens specifically requires the use of the roof formed by the enlarged extension at lower level to provide a means of access (via a newly created door) for the raised ground flat to a rear garden, it shows planters on it, new railings, screening and stairs. This would be in direct contravention of the Council's decision notice of October 2020 which CRASH welcomed in order to protect the vistas and not cause harm to the occupiers of neighbouring properties.</p> <p>On this matter alone application 2020/5842/P should be rejected.</p> <p>CRASH would also observe that division of the garden which includes the formation of a narrow fenced pathway to the rear garden and fencing all round the proposed garden for Flat A would cause harm to several features specifically noted in the Conservation Area appraisal and strategy notably paras 3.3, 7.13 and 7.14. The views and outlook of neighbouring properties would also be negatively affected.</p> <p>CRASH would argue that a steel staircase (painted black) is not a "quintessential garden feature" in a conservation area as stated in the Heritage Statement submission. Nor are the long lengths of timber clad screening and fencing. The materials and design are not sympathetic to the area.</p> <p>No mention is made of any impact on existing vegetation in the rear garden which is shown in the drone photos. Will there be impact on any trees which would require permission?</p> <p>A precedent may also be unhelpfully established if permission to use this roof to provide access to a divided garden. It could lead to further applications to provide access from raised ground floors and further division of gardens in an unsympathetic way.</p> <p>This application is not remotely in keeping with the terrace of properties it sits within. While it is not visible from the public domain, it would be highly visible and obtrusive to neighbouring properties.</p>

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2020/5842/P	Alan John Mason	11/03/2021 09:09:48	OBJ	<p>I have read the statement submitted by CRASH (the Combined Residents' Associations of South Hampstead) and will not waste my own time or that of the London Borough of Camden by repeating all the arguments made there. Suffice is to say that I agree with every word of the CRASH statement and wish to add my objection to theirs.</p> <p>I would just add that the comment made in the Applicant's Heritage Statement that a black-painted, semi-industrial, steel staircase is a "quintessential garden feature" is laughable. I hardly think that Capability Brown, Humphrey Repton or Alan Titchmarsh would agree with that remark.</p> <p>Camden is urged to refuse the application on the grounds detailed, at length, in the CRASH submission.</p>
