

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1564/P	Alexander Shinder	13/06/2021 15:29:47	OBJ	The proposed development would:

- ¿ Cause demonstrable harm to the street scene along Hampstead Hill Gardens by virtue of its height, bulk, massing, form, materials and detailed design;
 - ¿ Cause demonstrable harm to views along Hampstead Hill Gardens due to its prominent and assertive scale and appearance, intruding into views of the flank elevations of nos. 12 14;
 - ¿ Undermine the setting of the surrounding buildings due to its greater bulk and massing, competing with the high architectural quality;
 - ¿ Detract from the spaciousness and verdant character of the western side of Hampstead Hill Gardens;
 - ¿ Fail to be visually subordinate to nos 12 and 14, a longstanding feature, increasing density on the site which was historically garages, thus detracting from the pattern and grain of development on the side of the road and inverting the historic physical and visual relationship between what is there now and 12 and 14;
 - ¿ Intrude into and compromise views from the gap between buildings 4b and 6 around the bend of the road, these views being accessible to listed buildings and causing less than substantial harm to their settings Planning (Listed Buildings and Conservation Areas) Act 1990;
 - ¿ Obscure views of the mature horse chestnut tree (was and will be again) to the rear of the site in views from the street and from private vantage points;
 - ¿ Fail to preserve and enhance the character and appearance of the Hampstead Conservation Area contrary to s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
 - ¿ Materially impact the daylight of 12 and 14.
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