

| Application No: | Consultees Name: | Received: | Comment: | Response: |
|-----------------|----------------------|---------------------|----------|--|
| 2021/3026/P | Tim Herbert-Smith | 29/07/2021 14:39:19 | OBJ | <p>These comments are made on behalf of CRASH , the community residents association of South Hampstead. While garden buildings have become commonplace in the area they reduce the green space with negative environmental & amenity consequences for the neighbourhood. This garden has already been reduced in size by the construction of the rear extension for which consent was given in 2018. The Council's approval of those works noted that there is a generously sized rear garden & that the increase in building size was 'only slight' & therefore acceptable. The proposed new building, which in the application form is stated not to exceed 24sq.m. gross internal area ,(notwithstanding the Design & Access statement puts it at 15sq.m.) ,is also stated to account for another 6% of the total garden area. Furthermore , the photos show that solid light brown wooden decking has been laid on the other half of the rear garden , again reducing green space with hard landscaping . This is contrary to the SH Conservation Area Character Appraisal & Management Strategy para. 12.16 which refers to 'long, undeveloped rear gardens & private open spaces central to the character & appearance of the SHCA their preservation is of paramount importance . '</p> <p>The proposed building will wrap around an existing plum tree & extend to the boundary fence. Presumably , future pruning & maintenance of the tree will have to take place through the building but there is no means of maintaining the walls of the garden building where they abut the fence.</p> <p>The proposed roof includes a glazed roof light ; why is this necessary when there is full height wrap around glazing ? There are no mains services proposed but this will not prevent night use with independent lighting & consequential light pollution through the roof.</p> <p>If this application is permitted , despite these concerns , the Council should at the least require :</p> <ol style="list-style-type: none"> 1. reduction in the size of the building to allow all round access for maintainance 2. removal of the rooflight 3. a green sedum type garden roof to mitigate the loss of garden space (which is recognised in the D & A Statement as a future possibility) . 4.cladding in a natural dark wooden colour rather than black paint which is not suitable for the location, notwithstanding that it has been permitted for the ground floor extension. If possible , the applicant should be required to paint the recently installed decking & garden fence in a matching colour |