

Parnjit Singh

From: TJ Berman <[REDACTED]>
Sent: 10 January 2022 10:39
To: Kate Henry; Planning Planning
Subject: 2021/5750/P: 8a Hampstead Hill Gardens.

[REDACTED]

Planning Application 2021/5750/P, 8a Hampstead Hill Gardens.

Attn.: Ms. Kate Henry, Planning Officer.

10 January 2022

Letter of Objection:

Dear Ms. Henry:

As a near neighbour, I would like to object to several elements of the proposed plans to redevelop the property at 8a Hampstead Hill Gardens.

While I agree with several of the letters in support of the application provided from those who do not live on the road or near the property (or, in some cases, even in Hampstead or Camden), that the property has fallen into disrepair and would benefit from updating and some level of development, what is being proposed appears to me as a near neighbour to be substantial overdevelopment, inconsistent with the Conservation Area, Camden's own planning policies as well as the Hampstead Neighbourhood Plan.

Much more importantly, I agree strongly with those immediate neighbours who are enormously concerned that the proposed roof gardens on top of the garage would result in a substantial loss of amenity to their properties: It is not just the overlooking and [REDACTED] that would be damaging but the ongoing use of the rooftop space in such close proximity to neighbours' windows and gardens which would be extremely intrusive and would no doubt cause harm to their properties if the plans were approved in anything like their current form.

The roof of the garage at the property has always been a roof and has never been granted planning approval for use as a recreational space. While someone has recently placed a set of garden chairs and a table on the roof of the garage, it is quite visibly still a roof top with no railings. I have lived within line of site of the garage roof for over 20 years and not once have I ever seen a person on that roof nor has it ever been used for anything other than a garage roof top. To allow it to be converted into outdoor recreational space in such close proximity to neighbours would cause great harm to the amenity of those properties and should be rejected.

I also agree and fully support the conclusions of the Pre-Application Advice received by the applicant that: a) the proposed light box at the top of the property would be inappropriate in the context of the Conservation Area and would cause both overlooking and substantial light pollution; and, b) the proposed basement is not compliant with Camden's Basement rules as it substantially exceeds the size of the footprint of the host building.

Given its height, the proposed light box at the top of the building would result in tremendous light pollution across the entire area, becoming a virtual beacon at night. The glass structure would be both highly visible as well as entirely inconsistent with the character of the area and would set an awful precedent for creating similar structures.

The proposed basement is simply too large for the space and is manifestly inconsistent with Camden's basement policies. The proposed interpretation of the basement planning rules to include the size not only of the host building but annexes and extensions would open up every basement size assessment to include potentially paved areas in gardens, drives, garages, outbuildings, greenhouses, etc. If this interpretation is allowed, the average size of basement developments in Camden will increase significantly, a potential outcome most unwelcome to many if not most in the area.

The applicant has extensive advisory support so will not be surprised by the objections to this proposal. The Pre-Application Advice was very clear. It would appear that the applicant has chosen to push forward with an application even though advised it was not compliant with planning rules and which would clearly generate great anxiety among neighbours who will be directly impacted by the works and for that reason I respectfully object to this application and ask that it be rejected in its entirety.

Kind regards.

Todd Berman,

3 Hampstead Hill Gardens.