

For the attention of Ms Kate Henry, London Borough of Camden Planning Department

**Application 2021/5750/P 8A Hampstead Hill Gardens**

I live in Hampstead Hill Gardens, quite close to 8A, the application site. I have a number of serious objections to this application and hope that it is withdrawn and a much smaller proposal put forward which fully reflect the concerns set out by many residents and the Planning Officers.

Looking after the housing stock is vital in any area and this is a development which must be considered in that light. To start with, the present front garden and approach to the garages are no ornament to the street and the proposed improvement there is welcome.

However, there are a number of aspects of the application I see as unsatisfactory. At the front, seen from the road, the glazed roof extension at 4<sup>th</sup> floor level would change the appearance of the building, a glass cube jutting out of the sober red brick façade which would look out of place by day and at night would be a beacon, creating light pollution in this residential area and set a precedent for extensively glazed extensions.

At the back, the proposal to turn the space now occupied by garages into a two-storey area a ground floor, a basement (a problem?) with a roof top garden, increases density and use. The Pre-App report refers to the HCAAMS Policy H11 which states that backland development 'will generally be considered unacceptable in the conservation area.' The garages have happened, but it is worth remembering that application site was originally a garden and most of the other houses in the road have retained their back gardens.

An aspect of the proposal that will inevitably affect surrounding dwellings is the 'amenity space' including the raised garden with its terrace area. It is not clear there will be no overlooking. Some flats in No 8 are surely directly affected, the east flank of the proposal would adjoin the whole length of the garden of No.10 and look over to No.12. and the end of the terraced area would look straight across at No.2.

There is also the question of noise from the terraced area. The drawings show a large leafy area ideal for socialising. However, such activity would take place at what would be first floor level in the adjacent houses, particularly intrusive in the case of No 10. It will suffer a permanent loss of amenity as will Nos 12, 8, 6a, 6 and 2 to varying degrees.

The proposed development involving the transformation of a garage area into part of a house, requires a plan that is proportionate and appropriate to the site in this Conservation Area. The Planning Officers' state that the proposal 'would not match the pattern of development in the wider area and not be subservient to the host building'. They advise the applicant to 'significantly reduce the scale of the works to the rear' and contribute to the Conservation Area by 'providing extra greenery.. to increase biodiversity levels'.

Given the number of issues identified here, light and noise pollution, change of relationship with the host building, the basement, the glazed roof extension, significant loss of amenity for neighbours, and the concerns of the Planning Officers, I very much hope that this application will be withdrawn, then substantially modified and scaled down.

J. Williams 11 January 2022