

**12 Hampstead Hill Gardens
London NW3 2PL**

8th January, 2022

Dear Kate Henry

Planning Application 2021/5750/P

We write to object in the strongest terms to the above Planning Application. This is based on the following reasons.

1. The 3rd floor “glazed extension” would cause considerable light pollution.
2. The issue of light pollution would also apply to the 4th floor “glass box” and would not “enhance the character of the conservation area”.
3. The proposed basement would exceed 50% of the rear garden.
4. Policy A1 cites that the quality of the life for neighbours should be taken into consideration and we believe that the amenity space above the new rear extension would affect this very quality of life. To be more specific, the proposed high level garden would, as we understand it from the drawings, mean that the dwellings at 6, 8 and 10 would have their privacy compromised in many ways. The garden terrace would create new intrusive eye-level views of the back rooms at 6, 8 and 10 in particular. Given that back rooms are often given over to bedrooms, we cannot believe that this would be thought acceptable by the Council, not only from a privacy point of view, but that of noise and artificial light as it is presumed the terrace will be lit after dark.
5. We also believe that in this conservation area, the Council should protect Hampstead Hill Gardens from over-development in the context of this application plus application 2021/1564/P (Garages 14 Hampstead Hill Gardens, NW3 2PL) and application 2019/5835/P (4b Hampstead Hill Gardens, NW3 2PL) currently under review with the Secretary of State.
6. The applicant states that planters will be installed which would increase biodiversity in the area. That would only be the case if the planters were regularly watered and maintained - particularly given climate change - which mature trees planted in the ground do not require.

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7. Should permission be granted, we believe this would set a precedent for the development of basements under other outbuildings in the area.

In addition we note that there has been some support from residents in surrounding roads stating that the building has been neglected for many years and welcoming a refurbishment of the exterior of the building. Indeed the architect states -

“Since the building was constructed little maintenance works have been undertaken to the external elevations and these have since fallen into disrepair and negatively affect the conservation area.

The proposals include various works to the front of the house that will improve the appearance of the property and make a positive contribution to the streetscape”.

Should permission not be granted, we would hope the applicant in his desire to make a “positive contribution to the street and conservation area” would carry out his stated wishes to “repoint the brickwork, install new timber windows and create a newly planted front garden”.

Finally, we believe that the views of the residents in Hampstead Hill Gardens should carry greater weight than those living in adjoining streets since the impact of this and other developments will overwhelming rest upon us.

Kind regards,

Melvyn and Gabriel Bragg