

Parnjit Singh

From: adrian woolfson [REDACTED]
Sent: 14 January 2022 15:04
To: Planning Planning
Subject: Objection to development at 22 Tanza Road, NW3 2UB - Ref: 2021/5349/P



Dear Sir/Madam,

I am writing to voice a strong objection to the proposed development at 22 Tanza Road, NW3 2UB (Ref: 2021/5349/P).

I am the power of attorney for my 89-year-old mother Sheila Banks who owns the top three flats at 56 Parliament Hill and is currently incapacitated. I have a deep interest in Hampstead's history and grew up at 56 Parliament Hill and the local views and environment are close to my heart. The views from our house, being elevated, is especially vulnerable to these proposed building works.

I live in San Francisco so have only just become aware of this, which is why my response is arriving past the submission date. I hope you will take that into consideration as well as the fact that my mother is incapacitated.

On behalf of my mother who I know would have been very upset by the proposed plans and destruction of historic views, which have been enjoyed for over 100 years by the residents of 56 Parliament Hill and others. I would like to voice the strongest possible objection to the proposed works. They represent a substantive extension to the demise of that property in an inappropriate and disproportionate manner, and in a manner that is unduly prominent and out-of-character with the neighborhood.

The proposal to run a very sizable approach towards our property is especially concerning. This will obstruct light and be claustrophobic. The application includes a large extension to the existing garage, converting it into two stories, as well as including a tall sloping roof.

The plans will also impact upon the character of the Conservation Area to the detriment in particular of our garden, which is relatively short and hemmed-in by the surrounding one-storey walls and fences. These proposals contradict the ethos of the Home Improvements Supplementary Planning Guidance as well as the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Camden Local Plan, as detailed below.

As stated in my neighbours' objections (Refs: LEV171-1264727 and Ben Brook), the proposed development will likely be in transgression to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in that it will be both incongruous to the architecture in the area and detrimental to the light and thus the natural life therein.

It also appears to be in contravention of Policy D2 (e) of the Camden Local Plan as the plan neither 'preserves or enhances the special character or appearance of the area'. Consequently, should the development be approved, the urban landscape and aesthetic dynamic of the Parliament Hill and Tanza Road locality will be irrevocably disturbed.

Additionally, Policy A1 of the Camden Local Plan concerns the quality of life, [REDACTED] value of residents. The proposed development at 22 Tanza Road will, without doubt, adversely impact the privacy, views and access to sunlight of the homes and gardens opposite to it, and the notion that it will have no such impact of neighboring properties as stated in the Planning Statement and Design and Access Statement is clearly exaggerated and counter to the actual case.

The area comprising the upper part of Parliament Hill and its intersection with Tanza Road is already very dense principally with Victorian houses, built closely together and with small gardens, which are already disproportionate with respect to the sizes of the buildings. Approval of the application would serve to amplify these effects in the area and undermine the quality of life and amenity of nearby residents.

In summary, the approval of these plans would significantly impair the natural beauty and aesthetics of the area in a manner that is overbearing, and inconsistent with existing structures.

It comprises an intrusive structure that will deprive our house and the garden below us, in particular, of the light that it requires, while also adversely affecting the outlook and overall quality of our house.

I would be very grateful if my reflections on this would be taken into consideration.

With best wishes,

Dr Adrian Woolfson