

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0071/P	Martin Markus	08/03/2022 09:11:07	OBJ	<p>We are concerned that the proposed rear extension is excessively large and out of keeping with other houses in the area. Specifically, we feel that the rear extension should go back no further than the line of the existing house extension (on the south side of no17) rather than being extended by a further ~1.5m into the garden area.</p> <p>In addition to its overall size, we are concerned that the extension beyond the existing line will take light from our property and also risks undermining the garden structure, where we have already had to build a reinforcing wall adjacent to no17 in an area which is liable to subsidence.</p> <p>We are further concerned that the skylights in part of the extension may cause light pollution unless they are covered (e.g. by internal blinds) in hours of darkness.</p> <p>We feel that the front bin store is excessively tall and out of keeping with others in the area. A liftable hatch at the level of the existing soil would better maintain the current appearance while still allowing the bins to be accessed when required.</p>

Application No: 2022/0071/P
Consultees Name: Mikhail Daniltsev
Received: 10/03/2022 07:25:43
Comment: COMMNT

Response:

Dear planning,

Re: On Behalf of Mr Mikhail Daniltsev, owner of Flat B (2), First floor flat, at 17 Chesterford Gardens, NW3 7DD, Hampstead, London.

We understand we have until the 28th of January 2022 to advise Camden council of our comments regarding this application submitted by Mrs Seema Kapoor, owner of Flat A (1), 17 Chesterford Gardens, NW3 7DD, Hampstead.

Regarding the planning application which proposes “a new ground floor infill single storey extension to provide a kitchen and dining area over 3.5m high and over 6m from the rear elevation. New refuse bin store adjacent to the street boundary is also proposed.”

1.0 Rear extension design

We believe the proposal is excessive and will negatively impact the existing building, the views and living conditions to the upper flats. The proposal will also create a huge loss of green garden surface area within the conservation area.

The extension of over 6 metres is excessive and we would advice a reduced extension of 3 metres maximum be proposed, as this would be far more in keeping and far less impactful to the existing property. There appear to be no precedents within the adjacent neighbouring properties for this scale of extension as all neighbouring proposals do not extend the full infill width of the facade with an additional enlargement to the existing extension.

The existing rear Flat A extension is in keeping with the existing house and is minor in comparison to the proposed extension. We do not feel the design, scale, openings and finishes are considered or in keeping with the existing property and are hugely impactful to the neighbouring views and quality of space.

We also feel the integration of roof lights should be reconsidered as they will create overlooking, loss of privacy and light pollution between the flats. They are extremely close to the first floor flats window which does not appear to have been considered within the design. We do not believe fixed louvres will mitigate this.

We would request the material of the finish roof be as subtle as possible and we would urge you to request further information and samples for the copper roof proposed, new and aged samples to be approved. We are concerned the reflection will greatly impact the views from Flat B, Chesterford Gardens, removing the view of the garden. We propose instead a heavily planted green roof would be more acceptable for the environment within a conservation area and the neighbouring views.

3.0 Refuse store

We do not approve of the opening on the main entrance steps as the proposed refuse store should be secondary to the main entrance staircase and we propose the entrance to the store is switched to the right side steps, away from the main steps and in keeping with the house. Also we would object to the timber roof of the refuse store and request the garden finish as per existing (pebbles) is maintained over the roof to assure it

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is hidden and non-obtrusive. If the gate is necessary, we would like to assure the design and painted finish is in keeping with the building.
