

# CONSULTATION SUMMARY

## Case reference number(s)

2021/3828/P

## Case Officer:

Miriam Baptist

## Application Address:

23 Daleham Gardens  
London  
NW3 5BY

## Proposal(s)

Erection of a single storey rear garden outbuilding.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0
<b>Summary of representations</b>  <b><i>(Officer response(s) in italics)</i></b>	<p>Press advert displayed from 30/09/2021 to 24/10/2021 and site notice displayed from 19/05/2022 to 13/06/2022.</p> <p><u>Objection from local resident on Fitzjohns Avenue:</u></p> <p>This is not an 'outbuilding', it is a small office building.</p> <p>Firstly should we ignore its dreary bunker like design? Hampstead is known globally for some iconic architecture, Willow Road, Lawn Road etc.so we must regret the paucity of imagination that is shown in this application and its disregard for any of the pressing design issues of our time.</p> <p>However putting such matters aside this application sets an extremely dangerous precedent, one that would allow any of the rear gardens in this part of London to become a sort corridor of small offices, is that what the future holds? Yet we all know that the office is dead, Zoom and Teams are a revolution, all we need is a good internet connection and a table to rest our laptop on and a cafe-bar nearby to meet in... I do not need a garden office to</p>					

write this!

Of course this may be a matter of opinion. YET, it is not a matter of opinion that Hampstead is known for its 'green' character, we know that this not only is beneficial to our air quality but also to our mental health... also these natural areas provide valuable locations to drain away the excess rainfall that is now a fact of our new climate.

This application must be refused it is a small fire that will ignite a rash of similar applications that in the end will see the all the gardens of Hampstead populated by such bunkers, Hampstead and Camden have a proud tradition of forward looking thinking, offering examples of good practice and resisting unimaginative and selfish exploitation, let us continue this tradition, refuse this inappropriate building for so many reasons.

***Officer response:***

*The detailed design is considered acceptable for the proposed use, it has been revised with a marginal reduction in size, an additional replacement tree (now 2 in total) and a green roof has been added to integrate the structure with its green surroundings, mitigate the loss of permeable and natural garden, and contribute to maintaining the green nature characteristic of the conservation area. In terms of the application becoming a precedent, each application is assessed on its individual merits, this proposal is set back to the side of the main garden area which means a substantial expanse of open garden space is retained. The outbuilding would remain as ancillary accommodation to the main house. There is no intention to use it as a separate Class C3 dwelling house; a condition is added to ensure this.*

**Objection from neighbouring resident on Daleham Gardens:**

This is not "Residential Minor Alterations", and it is not the erection of an outbuilding. This is the erection of a large single storey rear garden OFFICE BUILDING. The erection of a rear garden OFFICE BUILDING should not be allowed in a conservation area, especially if trees are being removed as well. It is also not correct to maintain that this will have a minimal effect on the amenities of the neighbours. We live in the adjoining property and the proposed development will be clearly visible from our lounge and bedroom windows, our conservatory and our balcony. It will therefore not only spoil the view we have enjoyed for many years from the rear of our property, but will have a detrimental impact on the environment and the whole character of the area. In view of the above, we object to the proposed development

and believe it should not be approved.

**Officer response:**

*The outbuilding is proposed to the side of the garden in a set-back area, it does not protrude into the central area of the garden. The Tree Report has been reviewed and found acceptable by the Council's Tree Officer. A domestic apple tree and domestic pear tree will be planted in the garden which over time will soften neighbouring outlooks towards the new outbuilding and add to the green foliage of the garden. Overall although 2 existing trees are being removed the structure will have a green roof and two new fruit trees, as mentioned, will be planted. The outbuilding would remain as ancillary accommodation to the main house. There is no intention to use it as a separate Class C3 dwelling house; a condition is added to ensure this.*

**Recommendation:-**

**Grant planning permission**