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Sent: 11 August 2022 12:27
To: Planning Planning
Cc: Stephen Stark (Cllr)
Subject: 16 New End Square - Objections to Planning and Listed Building applications 2022/0186/P and 2022/0672/L

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

I note the revised proposal for a mansard roof and roof terrace at 16 New End Square put online on 9th August. The improvement of the design at the front is welcome. However a c.3,000mm x 1,100mm roof terrace is included, unchanged from the original design.

We object to the roof terrace. It makes a nonsense of the statement in the Design, Access etc. Statement that a key consideration for the proposal was "protecting the residential amenity of neighbours by preventing overlooking into adjacent gardens". It is a relatively wide and deep terrace compared to the balconies referred to at the back of the opposite terrace of houses and pictured in the Design etc. Statement. Unlike those balconies, it would allow for chairs or recliners to be placed on the terrace. This would intensify the overlooking of the houses opposite, including their habitable rooms. It would also encourage greater time being spent on the west-facing terrace, resulting in more overlooking of neighbouring houses, gardens, balconies and first floor terraces, including my garden. Someone on the balcony would be able to look into my windows at roof level where we will have a bathroom; and into my garden.

The terrace, at 1.1 metres by c.3 metres would be big enough for about 15 people to stand on with drinks, encouraging looking into houses opposite and gardens below. It would be a new source of noise and disturbance within a horse-shoe shaped group of houses (running from 20 to 2 New End Square and from 57 to 71 New End) where the noise resounds and echoes. This would present a serious intrusion on the amenity and privacy of neighbouring residents.

Whilst the mansard is claimed to be designed to match the recently-approved mansard at no.14, that mansard does not have a terrace. It would be better if no. 16 matched no. 14 in this regard.

The applicant's architects acknowledge that the arrangement at the rear is unusual and irregular. The photo that they show to support the terrace (on page 20 of the Design, Access, Planning & Heritage Statement, with a lamp post, fire escape and railing on a roof; taken from the corner of New End and Streatley Place although not identified) is of a view that is both unattractive and not typical of Hampstead. It should not be used as an acceptable comparator for what is proposed at no. 16.

In addition, the planning policies quoted in the Design Statement make it clear that roof terraces "can be an opportunity for external space" or "can provide amenity space for flats that would otherwise have little or no exterior space". However, 16 New End Square is a house which already has exterior space, with both a rear garden and a patio at the front of the house. It already has a reasonable amount of external amenity space.

There is no good reason to allow a roof terrace, and a number of reasons outlined above not to allow it.

I also draw your attention to the letter dated 25th March 2022 written from the perspective of the owners/occupiers at 61 and 63 New End, and the points they make objecting to the proposed roof terrace.

Regards,
Andrew Jacobs

