

Objection to Planning Application - 2017/4907/P 33 Ulysses Road LONDON NW6 1ED

The West Hampstead and Fortune Green Neighbourhood Development Forum has reviewed this application and one objection.

On the drawing "Proposed Elevations & Sections" Front Elevation it states "Ridge line to match adjacent roof", although the drawing clearly indicates that it does not, albeit by only ten centimetres or so. The rooflight on the rear slope also adds few more centimetres to the ridgeline. Changing the ridge line in a terrace such as this is unacceptable particularly as it can be taken as a precedent for other increases in ridge height in the future, and ignores Policy 2 of the Neighbourhood Plan.

This inconsistency in the application needs to be clarified, and if so, to the satisfaction of the NDF, the NDF will be happy to withdraw its objection.

The West Hampstead and Fortune Green Neighbourhood Development Plans states that:

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All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. This shall be achieved by:

- i. Development which positively interfaces with the street and streetscape in which it is located.**
- ii. Development which maintains the positive contributions to character of existing buildings and structures.**
- iii. Development which is human in scale, in order to maintain and create a positive relationship between buildings and street level activity.
- iv. Development which has regard to the form, function, structure and heritage of its context - including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.**
- v. A presumption in favour of a colour palate which reflects, or is in harmony with, the materials of its context.
- vi. New buildings and extensions that respect and are sensitive to the height of existing buildings in their vicinity and setting.** Tall buildings in the Growth Area will need to have regard to their impact on the setting of the two immediately adjacent conservation areas, in order to avoid any negative impact on them.
- vii. Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties.**
- viii. The provision of associated high quality public realm.
- ix. Having regard to the impact on local views across the Area and the streetscapes within the Area (as identified in A11 and Map 2).
- x. Development which aims to fulfil the criteria set out in Building for Life 12 (as detailed in A18). P