

2020/1671/P

Fortune Green and West Hampstead Neighbourhood Forum object to this proposal.

We note that the Fortune Green and West Hampstead Neighbourhood Plan (NDP) is not mentioned in this application and clearly it has not been consulted.

Height

The proposed development raises the roof line considerably above the roof line of adjacent neighbouring houses. This is in direct contradiction to policy 2 of the NDP.

The proposal suggests that the buildings to the rear of the site on Mill Lane are higher than those on Hillfield Road. It is a basic premise of the architecture of West Hampstead that buildings on the main streets are higher than those in streets behind the main streets.

Materials

The proposed roof is to be “natural” zinc and contrary to Policy 2 of the NDP. Zinc is not one of the materials historically used for roofs in low rise streets in West Hampstead, particularly in a terraced street such as Hillfield Road which has slate or tiles on all the pitched front roofs. Indeed all the roofs in Hillfield Road have traditional pitched roofs.

Loss of private green space

The basement in this proposal extends across the front garden, with large lightwells and hard surfacing on the small remaining space. Half the remaining small rear garden is taken by basement with a concrete pit taking up the rest of the rear garden, leaving no green space at all.

The light wells and the rear pit appear to be extremely dangerous for wild life. Policy 2 and policy 16 refer to the need to maintain green space and the importance of wildlife.

Basements

Basements, in particular two storey basements, are a matter for concern in the area as described in Policy 2 of the NDP. It also seems that any deeper basement, or added “pits” to the rear of the building in this new application should have revised basement assessments.

Overdevelopment/Massing

The design and access statement shows clearly that the massing of the development is greater than that of its neighbours. The rear extension is higher than all other rear extensions, and comprises an extra storey. Twenty bedrooms seems a high for a development of this size footprint.

Parking

There is no reference to restrictions on parking rights for the flats as now generally required for all new flats in this area.