

Rear of 12 Sarre Road : Two applications 3 storey and 2 storey

3 storey application 2020/2689/P

The Fortune Green and West Hampstead Neighbourhood Plan (The Plan) specifically resists garden developments (Policy 13) on the basis of loss of green space. However, there have been several developments relatively recently where the rear garden of premises abut a road, notably onto Mill Lane from Hillfield Road and onto Gondar Gardens from Sarre Road. These developments were largely approved before the implementation of The Plan. Some have been approved since. In both these locations many of the rear gardens have a hotchpotch of garages or parking spaces on the road frontage and their replacement with residential building has probably improved the streetscape and has involved little loss of green space.

The existing recent residential developments on the east side of the south end of Gondar Gardens are unfortunately not generally in keeping with the early 20th century surrounding buildings in form, style or construction materials. However, there has developed a distinct style with three of the four having similarities in form and style, having been constrained in height, floor area and fenestration on the roadside façade, and we believe that there is a justification for continuing this style for any further infills. This proposal is an infill, replacing a paved double parking space.

The design of this application is generally in line with the other new buildings, but the detailed fenestration design does not match any of the other buildings in the "terrace". We would prefer more similarity in the fenestration.

The extra floor relative to other buildings in the "terrace" will raise the roof line above the natural line set by other buildings on the road and will be a significant detriment to the streetscape on Gondar Gardens. It will also cause significant detriment to the sunshine and light to the existing buildings at 12 Sarre Road and probably 14 Sarre Road. We also believe that the terrace would be out of character, and detrimental to the streetscape.

The Plan (Policy A 12) requires generally that infills should be set back from the pavement. In this case given the frontage set by previous developments, it is perhaps reasonable for the frontage not to be set behind the line of the pavement. However, the door of the bin store opens directly outwards onto the pavement which is unacceptable. And the timber doors/enclosure are not in keeping with the other neighbouring buildings and should be replaced with brickwork matching the facade. We would wish to see application revised to resolve these issues.

There should be no right to residents parking permits particularly as the development will result in the loss of two off road parking spaces.

The development will have significant impact on the residents of 12 Sarre Road, given loss of green space, a long view towards Hampstead and a loss of morning sunshine and light. This is not made apparent in the application. However, another development is being mooted on the other side of the road which will also obscure the view towards Hampstead.

We note that The Neighbourhood Plan and its policies are not referred to in the Design and Access Statement.

We object to this application in regard to the height of the building and the additional storey, and also the bin store opening across the pavement. Continued.....

Rear of 12 Sarre Road

2 storey application 2020/2688/P

Objection

The Fortune Green and West Hampstead Neighbourhood Plan (The Plan) specifically resists garden developments (Policy 13) on the basis of loss of green space. However, there have been several developments relatively recently where the rear garden of premises abut a road, notably onto Mill Lane from Hillfield Road and onto Gondar Gardens from Sarre Road. These developments were largely approved before the implementation of The Plan. Some have been approved since. In both these locations many of the rear gardens have a hotchpotch of garages or parking spaces on the road frontage and their replacement with residential building has probably improved the streetscape and has involved little loss of green space.

The existing recent residential developments on the east side of the south end of Gondar Gardens are unfortunately not generally in keeping with the early 20th century surrounding buildings in form, style or construction materials. However, there has developed a distinct style with three of the four having similarities in form and style, having been constrained in height, floor area and fenestration on the roadside façade, and we believe that there is a justification for continuing this style for any further infills. This proposal is an infill, replacing a paved double parking space.

The design of this application is generally in line with the other new buildings, but the detailed fenestration design does not match any of the other buildings in the "terrace". We would prefer more similarity in the fenestration.

The roofline follows the natural line set by other buildings on the road so is acceptable in the context of the streetscape if it is proved otherwise not to cause undue detriment to 12 Sarre Road.

The Plan (Policy A 12) requires generally that infills should be set back from the pavement. In this case given the frontage set by previous developments, it is perhaps reasonable for the frontage not to be set behind the line of the pavement. However, the door of the bin store opens directly outwards onto the pavement which is unacceptable. And the timber doors/enclosure are not in keeping with the other neighbouring buildings and should be replaced with brickwork matching the facade. We would wish to see application revised to resolve these issues.

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We note that The Neighbourhood Plan and its policies are not referred to in the Design and Access Statement.

We object to this application in regard to the bin store opening across the pavement. We will withdraw the objection should that be resolved.