

## **OBJECTION: Infill in Hilltop Road 2023/0880/P**

Our objection is based on Policy 2 of the Neighbourhood Plan and is focussed on the appearance of the front façade and its relationship to neighbouring buildings and the street as a whole.

Whilst we are pleased and impressed that the proposal addresses each policy in the plan and explains how these policies are adhered to, we have differing views as to how the proposal meets some these policies. These, accompanied by our reason for Objection, are listed below.

Policy 2 Design and Character, states:

“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.”

NDF OBJECTION: The proposal does not positively interface as it has no architectural connection to any of the buildings in the street, for the reasons elaborated below.

“ ii. Development which maintains the positive contributions to character of the existing buildings and structures.....”

NDF OBJECTION: The proposal contradicts the traditional form of the other buildings in the street. It stands out as modern construction with no regard for the other buildings except an attempt to reproduce red brick and London stock colours with cork, which can be seen clearly to have failed in the photograph with a computerised impression of the new house superimposed, on page 3 of the Design and Access Statement (D&AS). It should be noted that the colours in the artistic impression of the proposal between its neighbours (page 31 of the D&AS) bears no relationship to the actual colours in the page 3 photo. The shape of the second storey is incongruous within the street’s existing rooflines (see Para A12 below). The nearest houses to the site are all 2 storey buildings with occasional attic rooms beneath the slated roof. Further down the road they are two stories and a basement, some with attic rooms. The proposal could begin to match the rest of the street by having slate covered mansard roof accommodation at the second storey level.

“ 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.”

NDF OBJECTION: The shape and flat roof of the second storey will be unique in the street with no concession to the sloped, slated roofs of the other buildings. The fenestration is taller and narrower than the rest of the street. No other house in the street, and probably the whole of West Hampstead is clad with cork, nor is there much evidence of timber shingled roofs. No houses in the street have functional balconies visible from the street.

“ v. A presumption in favour of a colour palate which reflects, or is in harmony with, the materials of its context. ....”

NDF OBJECTION: The proposal does not have a slate covered roof, it has no red brick, the colour of the cork does not match the colour or texture of local brickwork.

“ vii. Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties.....”

In addition there is a specific paragraph in the Plan, page 19, that states:

“A12. Infill developments: any replacement of a house or houses, or addition of a new house, within an existing terrace should be to the same scale as the terrace, including the roofline. It should be similar in form, materials and details. Replication of particular exterior details is strongly recommended where such details are consistent in streets. Houses should be set back from the pavement and match or fit the building lines of existing properties, with front garden areas remaining unpaved. The same principles should apply to vacant sites in streets where there is already a pattern of existing development.”

NDF OBJECTION: These paragraphs reinforce the importance of infill development fitting in the existing streetscape.

Finally, there are a number of recent developments in the Plan Area which have tried and achieved significant developments that fit well with the streetscape, including One Mill Lane, 14 Minster Road, 156 West End Lane, and even the first two floors of the recently submitted proposal for the vacant plot adjacent to 21 Narcissus Road. The honourable attempt of this proposal to produce a sustainable house should not be a reason to destroy the existing streetscapes.