

Comment

2025/0284/P Westcott Court 13 Holmdale Road London NW6 1BH

The Fortune Green and West Hampstead NDF notes that this application has a marginally improved frontage to Holmdale Road compared with the previous approved application. (2023/5365/P).

We would be more supportive if the roof on the new building was raised to the same level as the existing building on the site, providing a more balanced streetscape. (See The Fortune Green and West Hampstead neighbourhood Plan. Page 16, policy 2 design and Character, in particular item (vii) relating to infill).

However, we also note the objections from neighbours behind the site regarding light and privacy. It appears that they were not aware of the previous, now approved, application which is regrettable. The Neighbourhood Plan does not provide guidance on overlooking or shadowing as they are specialist issues and planning law provides defined measures, but we do think that the increased size of the extension to the existing house, and the loss of balconies is not an improvement on the previous application