

From: Anabelle
Sent: 10 March 2023 09:02
To: Ewan Campbell; Planning
Subject: Fwd: urgent: application 2022/3071/P

my apologies I forgot to sign:
From Anabelle Rodrigues Eberhardt (41 New court cottage,
Lutton terrace, NW3 1HD)

Omitted perspectives and adverse effect on the listed buildings within
the enclosed area

Dear Ewan,

As we cannot see yet a decision on the planning application We would
like to further emphasise that:

while the application includes an elevation drawing of the proposed
North West flank wall, it does not represent or consider it in relation to its
immediate surroundings. Yet particular attention to the impact of the
developpement on the setting of the listed buildings was asked from the
Neighbour Hamsptead Forum back in September 2022.

We believe the application is not complete without considering
perspective drawings from the viewpoint of (listed) properties in the
immediate vecinity especially from 41 New Court grade II listed cottage
that is only 2,3 metres away from the property (with 3,5 metres between
the respective front facades)

The disproportionate and detrimental effect the proposed volume and
height increase will have on the grade II listed buildings occupiers,
including the grade II listed cottage (41 New Court) was specifically
pointed out by many objections, including the Hampstead
Neighbourhood Forum (letter dated 16 September 2022)

We feel this is one of the many important adverse impacts that has not
been addressed.

A perspective will demonstrate the proposal's disproportionate increase
of massing and height and the NW side wall towering over the cottage.

The new height and disproportions of the large white NW Flank wall will stand out in the New Court gardens and will be detrimental to the setting of New court enclosed area and conservation area as a whole.

My Best,
Anabelle

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Anabelle Rodrigues Eberhardt