

**From:** Anabelle

**Sent:** Saturday, May 27, 2023 1:06 pm

**To:** Linda Chung (Cllr)

**Cc:** Guy Lamb; 4lutton.objections; Michael Eberhardt

**Subject:** Fwd: Letter of objection to 4 Lutton Terrace Extension

Dear Linda,

Camden has recommended the approval of the 4 Lutton terrace extensions despite objections from every single neighbour. We are astounded by this.

Our grade II-listed cottage is only 2.3 meters away from the development, and we are appalled by the negative and detrimental impact of such an imposing extension and flank wall on our property, as well as to the setting and properties of New Court and Lutton Terrace.

The application documents completely omit to assess the impact of a substantial increase of almost 3 meters ( over 50%) on a property only located 2 to 3 meters from our front facade.

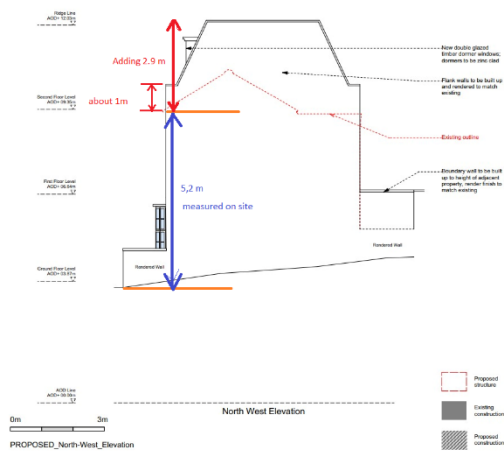
Our cottage is enclosed on three sides by walls and a playground, so we do not have the possibility of having a view from our window. Only the front facade side view provides us with one window onto the New Court gardens. With this extension, the view from our front door will be an enormous white rendered wall instead of a few shafts of sunlight.



As identified in the application's own Heritage statement the Key issue of the extension is "the effect of the increased massing on the character and appearance of the conservation area and the setting of nearby listed buildings". The disproportionate and detrimental effect the proposed volume and height increase will have on the grade II listed buildings including the same key issue was also specifically pointed out by the Hampstead Neighbourhood Forum ( letter dated 16 September 2022) and many other objections.

Because the applicant has only provided an inaccurate and misleading representation of the proposed project within its setting as part of its heritage statement, we have produced our own accurate montage to demonstrate the effect such an increase of height and massing will have.

From our own New court gardens perspective provided below, we can see that the proposed extension imposes very shockingly on its surroundings. It is obvious that the extension does not adhere either in shape, volume or character to the established scale and forms of its surroundings. It does result in a substantial destruction in quality of life and architectural and historical for all residents.



The development exhibits all the negative characteristics and adverse impact of non permitted development: it threatens many neighbours' privacy , and quality of life as well

substantially detracts from the character and aspect of the conservation area and its listed buildings. It does only provide a marginal increase of space to only one resident. These negative effects are usually sufficient, material reasons for refusal, even in areas that are not conservation

**A misleading process:**

The applicant had approached the neighbours including ourselves with a very misleading verbal account of the proposed extension.

He did not consult any of the neighbours on its factual basis throughout the pre-planning or planning application.

We can see it is the exact contrary of what is merely stated in the Heritage statement which provides a very inaccurate representation of the project where the extended house massing is less than the current house massing relatively to neighbouring properties.

Today the application documents are also misleading as they completely omit the impact of the development on the neighbours.

The application does not represent or consider its impact on its immediate surroundings.

The only provided representations of the development within its surrounding **grossly misrepresent** the proposed extension by pretending the new massing is the same as the old. As our renderings have highlighted, this is clearly not the case.

The heritage statement provided pursues in illustrating the proposed project by including one single drawing of the project within its environment and it is an inaccurate and misleading one. As a result, it is clear the planning officer nor other stakeholders are in a position to properly consider the impact of this development on its surroundings.

Gratefully yours,

Anabelle and Mike