

From: Mel Hampson

Sent: Monday, June 5, 2023 2:47 pm

To: Linda Chung (Cllr); 4lutton.objections

Subject: Objection to provisional granting of planning permission for 4 Lutton Terrace

Dear Linda

I live at 40 New Court, NW3 1HD, so this planning proposal directly affects me.

I object on the following grounds:

It will detract from the visual impact of New Court & Lutton Terrace. and adjacent houses on Flask Walk:

- The complex of buildings in the small area surrounding 4 Lutton Terrace are of historic and social significance and/or a listed building. (New Court is the second oldest public housing building in England and is listed.)

The cottage 4 Lutton Terrace is the only building which is not of historic or social significance, nor a listed building and is not consistent with the architectural character of the area. The addition of the proposed extension to the building will create a building which is even less consistent with the architectural integrity of the area.

- The new height and proportions of the large white back wall of the development will stand out in the New Court gardens and will be detrimental to the setting of the New Court enclosed area.
- Accepting this proposal opens the floodgates for other houses in the area to submit bad designs and extended roof tops.

The substantial increase in the height and volume of the property that the plan proposes:

- Creates a substantial obtrusion into the rooms and gardens of flats Nos. 1-20 New Court, Nos. 1-3 Lutton Terrace and the rear of a number of adjacent properties in Flask Walk.
- Deprives many residents living in Lutton Terrace, New Court and Flask Walk of their visual privacy and their outlook/views.
- Reduces the amount of sunlight falling onto New Court. This will be detrimental to the flora and fauna in the New Court gardens.
- Potentially affects the quality of life and wellbeing of New Court residents.

This proposal is directly contrary to the express requirement of Camden's local plan (policy A1) which requires any proposed development to have regard for and protect the quality of life of the neighbours and occupiers of 19th century buildings.

Regards

Mel

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