

Dr. Viktoria Zeigherman

34 Kingstown Street

London NW1 8JP

23 October 2024

Dear Mr Fitzpatrick,

Application Number: 2024/3836/P

Associated Application Number: 2024/4296/L

Further Relevant Application Numbers: 2022/3694/P2022/4547/L

I hope this email finds you well. I am writing to lodge an objection regarding the applications above that involve turning two homes into one mega home, albeit this time without an excavation of a basement but via new kitchen / courtyard/ one storey.

I live less than 100 cm away from the proposed development at 34 Kingstown Street which adjoins "The Lodge" and have lived at the same address for some 20 years. I am a dentist (██████████), a ██████████ and the sole house owner of 34 Kingstown Street where my children were born and raised. Even though I acknowledge the changes of the original application from 2022, with its revised version in June 2024, I cannot ignore the fact that the main character of this endless application project is still in place.

It is obvious that the would-be developers are trying to achieve their goal of combining "The Lodge" and Studio 12 by handing in several applications. I admit that by now it has become challenging to follow their plans which I believe is their main objective. However, the applications show clearly that Mr and Mrs Campbell-Lange want to extend Studio 12 rather than "The Lodge" by using "The Lodge's" courtyard / previous garages and new kitchen area / one storey to join the two properties.

This in itself is a complete change of the nature of the historic caretaker home called "The Lodge". The architect and "The Lodge's" previous owner Ron Sidell, my direct neighbour of more than 20 years, had drawn up a proposal that extended "The Lodge" within its property boundaries. It seemed entirely reasonable, and I had no objection to what he put forward. Camden Council approved it. At a time when pressure on housing stock and a lack of affordable housing in the borough has never been greater, a creation of one mega luxury estate via the fusion of two more-affordable homes is a huge cause of concern. It is not in keeping with either the wording or intent of policy H1 in Camden's Local Plan which is to maximise housing supply.

Both "The Lodge" and Studio 12 are Grade II listed buildings within a Conservation Area and should therefore not be dismantled. Their external appearance, character and significance must be respected. Therefore they should at no point be connected to one another as this would be detrimental to their special architectural and historic interest which is contrary to policy B6 (listed buildings of the London Borough of Camden Replacement Unitary Development Plan 2006), policy CS14 (promoting high quality places and conserving our heritage of the London Borough of Camden Development Framework Core Strategy) and policy DP25 (conserving Camden's heritage of the London Borough of Camden Local Development Framework).

Further I would like to draw attention to the investors' plan to have an additional entrance onto Kingstown Street even though "The Lodge" and Studio 12 have always had their main entrance door / postal address in the mews, which is another significant historic feature of both Grade II listed buildings. Mr. and Mrs. Campbell-Lange disrespect and disregard this meaningful element of their properties despite the fact that almost all houses in Camden have one main entrance and not two (three once approved including the one of "The Lodge").

The charm of the Primrose Hill Studios evolves from the position of the individual studios along an alley which forms an enclosure. Opening any of the studios to the surrounding backstreets would mean a radical invasion of the historic character of the mews and another offence against policies B6, CS14 and DP25. The existing outside connection is the back delivery door to "The Lodge" as it used to be the caretaker's home for the studios.

Kingstown Street is a particularly narrow and already well-developed street with a children's nursery at one end and a large old age development at the other with numerous Kingstown Street houses in between. There is absolutely no need to increase human and motorised traffic by accepting an additional entrance to a luxury estate which has already its own entrance in a beautiful less populated mews. Please note that the additional entrance would be less than 200cm away from the only entrance to my house and garage (34 Kingstown Street) and therefore would mean a massive invasion of my privacy.

To conclude, after studying the revised initial and the above applications carefully, the proposed reduction of two more affordable grade II listed homes in a Conservation Area into one luxury development not only contradicts Camden's Local Plan to maximise housing stock but it also violates the grade II listing and Conservation Area status. The applications disregard another significant historic feature by adding an entrance to Kingstown Street and changing the historic nature of the Primrose Hill Studios being an artistic enclave without access to the surrounding back streets. "The Lodge" and Studio 12 should remain within their property boundaries and should not merge. Their individual entrances should remain in the Primrose Hill Studios Mews.

I sincerely hope that Camden sees fit to reject to the above applications.

Thank you for your time and attention.

Yours sincerely,

Dr. Viktoria Zeigherman