
From: jonathan callery [REDACTED]
Sent: 04 March 2025 15:03
To: Planning
Subject: 2025/0664/P 13 Lambolle Road NW3 4HS

You don't often get email from [REDACTED]. [Learn why this is important](#)

Camden Planning Department.

I'm writing with reference to planning application 2025/0664/P, There does not seem to be a way to comment on the portal even though this is a permanent structure, in the middle of a conservation area, that is bigger than the average one bed flat. Indeed, remove the word gym from the plan and replace it with bedroom and you'd have a nice little bungalow, it's certainly big enough.

I live in a flat in the building next door 7 Lambolle Road and am concerned of the potential this application has to damage this very peaceful and quiet neighbourhood.

Belsize Park is a leafy quiet area.

The current residents of 13 Lambolle Road moved in around Christmas time. One of them plays the drums which can often be heard on my terrace and occasionally inside my flat even with the windows closed. On other occasions I have heard music coming from the house. All in winter when windows are closed.

This is not a complaint. I live in a city and expect to hear my neighbours sometimes. However this planning application worries me a great deal.

The proposed building itself is bigger than my flat and judging by the drawings a wooden structure, although, as it's not stated on the plans, that's a guess. But, if the drawings are to be taken literally the intended use is a gym, a spa and a den/office. The gym and den will have full length windows or doors. Can you please tell me what the council will do to mitigate against noise nuisance? If they put a stereo in the gym even with the windows and doors closed it is likely that all the neighbours will hear it, wood is not a good sound insulator.

What happens if they decide to move the drum kit out of the house and put it in the den? Wooden structures offer very little sound proofing and sound echoes around these buildings as it is. The entire neighbourhood will hear them. It is essential if this building is to go ahead that the council puts in some regulations to ensure its use does not cause a sound nuisance for the neighbours.

According to the plans there is also a kitchen in the den. If you were to move the gym kit out and put a bed in its place you would have a nice little one bed bungalow, it's certainly big enough. Will there be any regulations to stop it being used as a residential dwelling?

It is very difficult from the plans to tell much apart from size of this proposed building. It's going to have a spa, does that mean it will have a boiler? If so where will it vent to? There are so many questions these plans don't answer, even basic ones like; what is it going to be made of? Will it have any soundproofing? I don't understand how the Council can consider this application without a far more detailed plan. This is not just a garden shed it is a 775sqft structure in the middle of a conservation area.

If the Council is to allow this building to go ahead I'm sure others will soon follow and as such I think the Council has a duty to mitigate against the very real risk of noise pollution causing a nuisance for the neighbours.

Yours sincerely
Jonathan Callery
Flat 14
7 Lambolle Road
NW3 4HS