

With regard to the plans submitted for an 'incidental building' construction at the rear of 13 Lambolle Road I should like the following comments to be considered.

It would seem that the plans being proposed leave open key features concerning the details of building construction and terms which might apply given that this proposal falls within the range and limits of permitted development within a Conservation Area.

We concur with the remarks and queries raised by J. Callery in his submission and comments on this proposal.

With thanks.

Yours sincerely, Jane Butler.

57 Lancaster Grove.

2025/0664/P 13 Lambolle Road NW3 4HS

I am writing with reference to planning application 2025/0664/P. I understand that, as a Lawful Development Certificate is being sought, this is the only way that the public can make comments.

As a direct neighbour of 13 Lambolle Road I am concerned about the precedent that the construction of the proposed building would set for the area in view of its size and also the fact that it would, in effect, be an annex with full services including water and sewage.

Clearly the size of building will significantly change the character of the immediate surrounding area by reducing the amount of greenery.

If this proposal goes ahead then what would stop similar sizeable developments in the many back gardens this area has?

Having lived in this immediate area for well over 70 years I am aware of permission being refused by Camden for the building of separate structures in gardens or stopping garden structures having mains water supplies.

In this instance the plans show clearly that this proposal is for a substantial building, not simply a "garden room" as the 'block plan' describes it.

The plans for this 72.3 sqm structure contain three main areas (den/office/kitchen area, gym and spa) and a terrace plus full bathroom facilities.

Although in the GPDO Compliance Statement the applicants state that "the proposed outbuilding will not comprise separate, self-contained, living accommodation" it seems to me that, at some time in the future, a subsequent owner could use it as a residential bungalow.

In the plans there is, unfortunately, a severe lack of details concerning many aspects.

For example, there is no indication of which building materials will be used, apart from mention of aluminium framed glazed doors. Will it be largely brickwork, concrete or timber or a combination?

Without such information how can a judgement be made as to whether this development fits in with the local area even when, as the applicants point out in their answer to point E3 of their GPDO Compliance Statement, the new structure cannot be seen from the road?

There is also no information of whether ventilation, air conditioning or other units, like a heat pump, would be installed. How would heat for the spa be generated? It is also not clear whether there will be any noise reduction measures.

The plans are also vague as to the character what appears to be a new pathway between the main house and the new construction, especially whether or not it would be a covered walkway.

It seems possible that some preparatory work may have already been carried out after the previous garden had been largely removed. It is conceivable that what seems to be a piece of equipment has been installed in the garden and this, maybe, is something to do with the planned new building.

All in all, while there is much detail about the trees on the planning application published on the Camden website, there is far less about the actual new building. Are any of the many trees in the vicinity subject of a Camden Tree Preservation Order (TPO)?

Therefore I think that more details should be provided by the developer and then published to ensure that any development which takes place adds to the area.

However, I am not sure whether the Lawful Development Certificate which is being sought means that the sort of detail which I am requesting does not have to be provided.

But, given the size of the structure and its implications for setting a precedent for the wider conservation area, I think that Camden Council should ask for more exact details so that an informed decision can be made after public consultation.

Robert Labi

Dear Sofie Fieldsend,

Re: Application 2025/0664/P 13 Lambolle Road

We own and live in the basement flat at 15 Lambolle Road, which includes the garden, next door to 13 Lambolle Road. We understand through word of mouth that our neighbours intend to construct a very large building to the rear of their garden through permitted development processes, to be certified by the above application. We would be most grateful if you would consider our comments below. The conclusion from which is that this structure, due to its scale, ought to be considered more fully by a full planning application process. Not least because it is a precedent which the entire area may choose to follow.

1. Due to the scale and the location of the building it will severely impact the lifespan and well being of the twenty five year old beech tree (photo attached) in our garden. We attach here the arboricultural report commissioned by our neighbours at 51 Lancaster Grove (immediately to the rear of the structure) providing a professional opinion as to the damage caused to trees in their garden at similar and further distances from the structure.
2. Blight caused by the structure to the green aspect of the Lambolle Road/Lancaster Grove gardens. The blight potentially impacts at two levels: firstly through its scale and secondly through the materials to be used which are unspecified. While there are small garden structures purpose built for small scale offices and gyms in the area, there is nothing to our knowledge of this extreme size which, covering up to one third of 13 Lambolle Road's very large garden (dependent on the uncertain size of the covered area, hard ground and walkways) will impact negatively on the local aspect from a considerable distance and affect a multitude of dwellings. The structure will also impact severely on the aspect from our garden in its proximity to our party wall and in height. The plans do not provide details of the materials to be used and thus, if granted, the certificate will allow the applicant to build the structure in whatever materials they wish. The structure should go through a standard planning process requiring the committee to consider it as a domestic addition or extension to 13 Lambolle Road prescribing both materials and scale in order to protect the green aspect of its location.
3. The structure has both a toilet and a shower and in effect could function as a stand alone residential dwelling. While not believing that this is the applicant's intention, this could amount to residential development by stealth. Once again, it should go through a standard planning process to ensure that its use is prescribed.

We look forward to hearing from you and appreciate your consideration.

Yours sincerely,

Ben and Silvie Maclean
Garden Flat
15 Lambolle Road
London
NW3 4HS



Monday 10th March 2025

Dear Sofie Fieldsend,

Re: Application 2025/0664/P 13 Lambolle Road, London NW3 4HS

I own and live in the raised ground floor flat at no 17 Lambolle Road, NW3 4HS overlooking (on one side) numbers 15 and 13 Lambolle. All back on to the gardens of Lancaster Grove between which we have some huge trees . The three houses are amongst the largest (if not the largest) in the road and are almost identical except that no 13 is an entire single dwelling whereas nos 15 and 17 are divided into flats. I learnt through word of mouth that the owners of no 13 intend to build a very large building at the rear of their back garden through the “permitted development “ process and have applied for a certificate of lawfulness.

I would be most grateful if you would consider my comments below. The conclusion from which is that this structure, due to its scale, nature and amenities, ought to be considered more fully by the usual planning application process. Not least because it could establish a precedent which the entire area may follow. The concerns are inter alia:

a. The structure risks damaging mature trees both in the garden at no 13 and neighbouring gardens. We are so fortunate to have mature trees in the rear gardens and it would be a tragedy to lose any of them.

b. Blight caused by the structure on the green nature of the Lambolle/Lancaster Grove Gardens .

i) We are in a conservation area and the most important characteristics of these properties are inter alia, the quiet as well as the large and particularly long gardens with mature trees. It would be a blight on the nature of the rear gardens and on the view of neighbouring properties including my own.

ii) the huge scale . . The building is extremely large probably taking up about a third of no 13's rear garden. This would be a blight upon the view from neighbouring properties, the green nature of this area and rear gardens.

iii) The plans do not provide details of the materials and if the Lawful Development Certificate is granted this would allow the applicant or future owners to build the structure in any materials they wished. It could be built in brick, corrugated iron, glass or other. The structure should go through the standard planning process.

c) The proposed structure has a toilet, shower and spa - presumably these would be connected to the mains. There is also a kitchen and an “office/Den’ . The building could potentially be used as a “granny flat” or independent and additional residence and should therefore go through the usual planning process. Materials and scale should be prescribed to protect the green aspect of the location. The main house has

a huge basement with electric and water facilities which could easily accommodate a gym and spa without causing any disturbance or negative impact on the rear gardens.

d) I am very concerned that this will set a precedent in Lambolle Road, Lancaster Grove and Belsize Park - a conservation area - negatively impacting the environment and green aspect of the area.

Finally I would just like to mention that there was no notification of these plans and had a neighbour not told me about them this weekend I would never have known. I had thought that the usual practice was for a notice go up and that neighbours were consulted. Presumably many other residents are not aware of the proposals. I look forward to hearing from you and appreciate your consideration.

Yours sincerely,

Marlene Eleini
Raised Ground Floor Flat
17 Lambolle Road
London
NW3 4HS

Dear Sophie Fieldsend

I am forwarding photos of the rear gardens which I thought might be helpful. The leaves are not out yet - when they are they provide whole canopies of greenery.

Yours sincerely

M.ELEINI







Dear Ms Fieldsend,

I have lived at 53 Lancaster Grove for over 20 years and I own trees T19-T25.

I have read the Arboricultural Report commissioned by 51 Lancaster Grove and am very concerned that my trees' roots and health will be damaged by the proposed building.

I agree with all the points made by 51 Lancaster Grove in their objection letter to the application and I am very concerned about the impact the building would have on the Belsize Conservation Area.

I ask that Camden Council refuse 13 Lambolle's application on the grounds that there are many concerns with the impact of the proposed building on the health of our trees, the trees of other neighbours and the impact on the Belsize Conservation Area.

Thankyou
Yours sincerely

Dr Tabi Anika Leslie