

I am writing with reference to planning application 2025/0664/P which seeks a lawful Development Certificate. I understand this is the only way residents of the area can make comments.

I own and live at the first floor flat at no 17 Lambolle Road, London NW3. I have lived here since 1966. I was attracted to this area because of the tranquility, quiet and beauty of all the rear gardens which run in a continuous line. There is a view of the garden at no 13 as well as others from all the rear windows of my flat, one of which I use as a study and workroom which requires peace and quiet.

I have only just heard by word of mouth about the above application and proposed building and hasten to send in my comments as I understand that the cut off date is the 12th of March.

As a near neighbour I am concerned about the proposed building and the precedent that such a construction would set for the area in view of its enormous size and also that it would in effect create a self-contained potential residential building. The size of the building will significantly change the character of the immediate surrounding area and reduce the amount of greenery. The secretary of the World Wildlife Association expressed grave concern about the continual loss of lawns and green areas in Camden Borough and the resultant long term damage to the environment. We are privileged here to have such spacious gardens which need to be protected. There are several large trees which may be the subject of a TPO and even if not it would be disastrous for the area to have these damaged.

From the plans I have seen, the building will be connected to mains water supplies and I understand that usually this would require planning permission. It is clearly a substantial building of over 72 sqm and not merely a garden room /gym as the application states. There is a spa, bath, shower, sink, toilet, gym, office/ "den" and kitchen. Although the GPDO compliance statement states that the "proposed outbuilding will not comprise separate, self-contained, living accommodation" it is evident that at any point after completion, the building has all that is necessary to be used as a residential bungalow. **It is essential therefore that this goes through the regular planning application process.**

Another concern is the lack of details concerning many aspects including materials, sound insulation, heating, pumps, ventilation, air-conditioning, other units and noise reduction measures. As an older person I am very concerned about the noise. How would heat be generated? Pumps and air-conditioning generate a lot of noise and heat which would affect neighbouring properties. It is hard to see how a certificate could be granted without addressing all these issues. Though the applicants say the development cannot be seen from the road it can be seen from many of the surrounding properties in Lambolle Road and Lancaster Grove and of course this development does not fit in with the character of the local area which is known for its greenery and large trees and I would repeat is a conservation area.

In conclusion:

1. The proposed building would be a blight on the green spaces and outlook from many of the surrounding properties. It takes up a lot of green space.
2. It has all the amenities necessary for the building to be used as a permanent dwelling. The facilities it provides for require connection to the mains and other utilities. Because of the size and nature of the building it should go through the normal planning controls and prescribed regulations.
3. Because of the size of the construction I am concerned about the damage which might be caused to the surrounding trees.
4. Given the size and all that is included in the plans I am concerned about the implications for setting a precedent in the wider conservation area and ***a decision should not be made without the proper planning procedure and public consultation.***

Yours sincerely,

Dr Bridgett Jones
First Floor
17 Lambolle Road
London NW3 4HS

PS: I will forward a few photographs of the rear gardens