

To whom it may concern,

I feel the need to object to application 2025/0664/P for a Certificate of Lawfulness to build a gym/spa/office at 13 Lambolle Road, NW3 4HS.

Agreeing to the application would enable others in the Belsize Conservation Area to take up their permitted development rights and construct buildings over tree roots in their back gardens. This would have a negative effect on the health of the already established old mature trees in the various gardens bordering construction. Trees are a very important characteristic of the Belsize Conservation Area. Trees have a hard enough time getting water and oxygen grown in London Clay anyway.

13 Lambolle's supporting documentation does not provide any assurances that trees both within the site and adjacent to the site will not be damaged by the construction. The root radar report shows that the root count under the proposed gym/spa/office is medium to high. No commitment is made not to damage tree's roots and it repeatedly says ground roots will be avoided only 'where possible' or where 'structurally possible'

The proposed gym/spa/office approval would have a very negative effect on the character of the Belsize Conservation Area.

With kind regards,

Angus Duncan,

20A Lambolle Place, London NW3 4PG.