

[REDACTED]

From: Chris Langdon [REDACTED]
Sent: 19 March 2025 15:05
To: Planning
Cc: Chris Langdon
Subject: OBJECTION 2025/0664/ 13 Lambolle Road NW3 4HS

[REDACTED]

[REDACTED]

Dear Ms Fieldsend,

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

I am emailing as it seems the consultation process been scrambled:

- **“Application Registered 20-02-2025**
- **Comments Until 17-02-2025 “**

I am making my objection for two key reasons:

A) Overdevelopment:

1. This is a 775sq ft (approx. 72m2) structure taking up almost whole width of the garden and with associated hard standing accounting for up to 40% of the large garden.
2. It is highly intrusive, standing 1m from neighbours’ boundaries.
3. It is to be clad in a non-natural cement-based material – and there is no sound proofing.
4. As has been observed by others, this large building has full services planned - including a kitchen and WC:
 - While the ostensible purpose is a workspace/den and gym facility, it can also be the venue for loud parties – see point 3.
 - More seriously, it would take extra little structural work to turn this into a spacious granny flat/teenagers’ pad.
5. Approval would set a dangerous precedent for other wealthy overseas purchasers buying houses on the expectation their can extend their property within months of moving in.

B) Potential damage to trees:

1. The arguments against the potential damage to the green corridor with Lancaster Grove are compelling.
2. I agree with all the comments regarding the potential damage to the trees and the treeline.
3. The meticulous report by tree expert Mr Russell Miller is damning of the plan and the applicants’ arboricultural assessment:

“For the reasons outline above the reassurances contained in the AIA, Tree Root Mapping Report and GDPO Compliance Statement are not substantiated as claimed.

If this building is built it is very likely that ‘retained’ trees will suffer and or be removed due to:

 - direct physical conflict between the trees and the building;
 - decline associated with the development...”

Regards

Chris Langdon
44 Lambolle Road NW3 4HR