

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2037/P	Simon Parry-Wingfield	51 Lancaster Grove	14/04/2014 14:36:16	OBJ	April 14, 2014

Dear Sir

I strongly object to the proposed construction of 4 terraced four-storey houses at 22 Lancaster Grove. The proposed building represents a completely unacceptable development which, if allowed to continue in anything like its current form, will have a profound and detrimental long term effect on the local area. I would highlight the following specific issues:

1. The scale of the proposed development is entirely out of keeping with the local area which consists principally of low built detached single family houses
2. The increase in footprint and volume of the development compared to the current building surely exceeds the amount by which a building can be increased. As we understand it, the area of the current house is about 400 sq. metres; the new proposal amounts to 1,492 sq. metres, an increase of over 350%. The precedent of such an increase is wholly unwelcome. Furthermore, the vast scale of this building is entirely inconsistent with all the surrounding buildings. No building in the street can be more than about 600 sq. metres in size presently
3. The additional height and footprint of the new building will block light to neighbouring houses as well as on to the street itself. The Syntegra report highlights a reduction of over 40% daylight for some of the windows in neighbouring properties. This is unacceptable
4. The existing building has a pitched roof but a large area of it is a flat roof which when viewed from the road extends back a long way, adding to the sense of over-whelming bulk and which creates a massive and dominating visage
5. Replacing a 5 bedroom single family house with 25 bedrooms, which implies as many as 40+ new residents, will create extra parking difficulties in an already crowded street plus a significant increase in noise in what is at present a quiet family oriented neighbourhood.
6. The removal of perfectly strong and viable trees is also unacceptable in the current climate. None of the trees proposed for removal are in either of the oldest two categories - Over Mature or Veteran - and over 90% of the trees on the plot are in Good or Fair condition. Hence removing them would seem an absurdity. We should be encouraging tree growth not destroying vegetation and habitat. Removing in particular the trees to the front of the property will change the character and appearance of the leafy lane. The report also highlights the risk that the development itself will result in root damage to other remaining trees
7. This development sets a terrible precedent which will encourage other speculative, over-sized development in the local community. Once these floodgates are opened, it will become hard to resist future applications.

For all the above reasons, I urge you to reject this application outright. It is unnecessary, inappropriate and totalling out of keeping and character with the local neighbourhood.

Yours sincerely,

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Simon Parry-Wingfield

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2014/2037/P	Mrs B Wober	17c Lancaster Grove London NW3 4EU	16/04/2014 14:08:41	OBJ	<p>The house currently occupying the site at 22 Lancaster Grove was built very recently. It is a completely charmless building which does not relate to the rest of the mostly late 19th century street.</p> <p>Though I do not mind at all if the current building is demolished, I certainly object to this application. Putting 4 3-storey houses, plus basements, on this site is clearly over- development, as other commentators have noted. There would be scarcely any garden space left, and the basement level extends beyond the main envelope of the plan, both at the rear and particularly at the front of the property. One wonders why the designer has bothered to stipulate laying the paving all over the front (which will simply become an ugly car park anyway) on a permeable base, since there will be very little depth of soil for rainfall to soak into!</p> <p>Just as objectionable is the dreary, imitation "old" style of the proposed building. I would much prefer to see a proposal for an architect-designed, interesting modern house, or possibly a semi-detached pair of houses at most.</p> <p>Belsize Park is an interesting and beautiful conservation area. Lancaster Grove, where I have lived for more than 40 years, has properties built in a number of different styles and I feel that any new house should reflect the style of our times. Nowadays, people are far more interested in and stimulated by modern architecture, and more aware that copying previous styles rarely works, as frequently essential elements such as proportion in design, and the range of modern materials specified, are wrong.</p> <p>The Council should not encourage property developers and builders to think that if they just produce a scheme which they think looks vaguely Victorian or Arts and Crafts, their plans will easily get through the application process.</p> <p>Please reject this application.</p> <p>Yours sincerely</p> <p>Mrs Beatrice Wober.</p>