

From: Ulrike Oberlack [REDACTED]
 Sent: 02 July 2013 19:47
 To: Planning
 Cc: [REDACTED]
 Subject: Consultation for Planning Application 2013/2891/P
 Follow Up Flag: Follow up
 Flag Status: Orange

Dear Rachel Miller

Further to our phone conversation on Fri, 28th June, my husband Frank Leopold and myself would like to formally raise concerns about the planning application ref 2013/2891/P for No. 29/30 Lyndhurst Road, London NW3 5PB.

[REDACTED] one of two flats situated in the upper two floors of the building and has a roof terrace at the top of the house.

Our main concern is that 22, Wedderburn Road now fully overlooked by the top three floors of the re-development of No. 29/30 Lyndhurst Road. Our roof terrace in particular is now in full view of No. 29/30 Lyndhurst Road.

The 'green wall' of large, protected trees which provided shelter between the gardens of Lyndhurst Road and Wedderburn Road was breached during the building works. In October 2012 a protected poplar fell from the garden of No. 29/30 Lyndhurst Road into 22 Wedderburn Road and had to be removed. In the wake of this incident mature trees in adjoining properties had to be cut down (24 Wedderburn Road) or cut back.

The resulting breach is shown in the attached image view1_July 2013_22 wedderburn road.JPG taken from our roof terrace on Sat, 30th June 2013. The group of trees on the right demonstrates how the 'green wall' shields properties from view and contributes to the park-like character of this garden area between Lyndhurst Road and Wedderburn Road. This shield has been lost at No. 29/30 Lyndhurst Road, effectively degrading the conservation area. Despite assurances by the developer at the time of the incident that the trees would be replaced with new trees of significant size, no efforts have been made as yet.

The current planning application ref 2013/2891/P does not address the issue of the lost trees despite the stated works in the rear garden: 'change the front and rear garden landscaping by introducing basement level courtyard terraces, ... alterations to rear terraces and retaining wall at the rear...'

We request that the replacement of the lost trees in the rear garden of No. 29/30 Lyndhurst Road and in adjoining properties be made a condition of the planning permission in order to re-instate the 'green wall' to its former size as soon as possible. This requires the newly planted trees to be of a significant height, ie. 8-10m minimum.

Secondly, the current planning application does not address the issue of neighbours being overlooked by the top three floors and particularly the dormer windows in the two roof floors of No. 29/30 Lyndhurst Road. This issue is compounded by the fact that the developer has extended the roof by one floor, by the size of the dormer windows and the already discussed loss of mature trees at the rear of the garden and in adjoining properties. Attached Image

view1_0ct_2012_from_22_wedderburn_Road.jpg shows the view from the roof terrace of flat 5 in October 2012 after the protected poplar had fallen. The original roof height was one floor lower than it is now.

We request that the developer addresses the issues of overlooking neighbouring properties from the top three floor of the re-developed building.

Thirdly, we are concerned by the retrospective nature of the planning application.

As you pointed out in our phone conversation the developer put in this application at the request of Camden Council in order to retrospectively obtain planning permission for works that have been already carried out but were not covered by the original permission ref 2011/0174/P.

We note that the developer had a planning application ref 2012/3461/P refused in August 2012 which concerned in parts the development of the rear garden and the trees. The refusal of the planning application made reference to the lack of information as to how the trees in the garden would be protected (condition 5).

Given the present state of the garden and the retrospective nature of the current planning application one has to conclude that significant work has been completed without planning permission (see image view1_July 2013_22 wedderburn road.JPG). One also has to raise the question whether the extensive work in the rear garden, in particular the position of the retaining wall in close vicinity to the protected trees, might have contributed to their demise and the resulting damage to the character of the conservation area.

We request that the planning permission ref 2013/2891/P, if granted, states explicitly its retrospective nature, i.e. that no new works can be carried out, in order to ensure no further damage to the fabric of the conservation area.

If you have any queries or require further documentation with regard to the loss of the trees, please don't hesitate to contact me on this email or on my mobile 07810 812 678.

It is my understanding that Councillor Simon Marcus has raised this matter with you today and that you are planning to visit the site this Friday. If possible I would like to join you for this visit.

We are looking forward to your response.

Kind regards

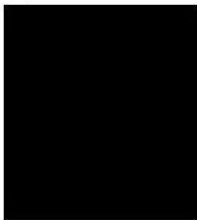
Ulrike Oberlack

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Dr Ulrike Oberlack
Founding Partner

ultra-indigo





[REDACTED]

From: Vanita Hirani [REDACTED]
Sent: 02 July 2013 14:43
To: Planning; [REDACTED]
Cc: Frank Leopold; ncraymond@aol.com
Subject: RE: Issues with New Planning Application for No 29/30 Lyndhurst Road
Follow Up Flag: Follow up
Flag Status: Orange
To whom it may concern

Planning Application - 2013/2891/P
Site Address 29 & 30 Lyndhurst Road London NW3 5PB

Dear Sir/Madam,

Further to the above application, we hereby confirm that we support our tenants and leaseholders of 22 Wedderburn Road and object to the planning application made for 29 & 30 Lyndhurst Road, London, NW3 5PB

We strongly object to this application due to the fact that this application has no mention of the core issue of the large poplar tree that had fallen last year.

I am disappointed that this incident has left our property and several other neighbouring properties in full view and being overlooked by 29-30 Lyndhurst Road. Our property and roof terrace what used to be private, is now subject to an open building site and in breach of our privacy

The green wall of trees issue has not been resolved and there is no mention of this.

Should you have any queries, please do not hesitate to contact me.

Kind Regards
Vanita Hirani
For Mr Bhudia