Dear Mr Whittingham

**Re: 2015/0886/P and 20015/1032/L Grove Lodge NW3**

Caspar and Celia Berensden have kindly kept me informed of their intentions to extend their family home. However on seeing the scale of the extension and the time taken to carry out the works I regret that I wish to object to the above application on the following grounds:

**Listed status** – the property is Grade II listed and is intrinsic part of the Georgian area of Hampstead. The scale of the proposed development will change the listed character of the property and local area.

**Scale/Setting** – the proposed development will significantly increase the amount of accommodation on the site and will be out of keeping with the scale and setting of the existing surrounding residential development.

**Orangery** – this part of the proposal will overlook my property. I am also concerned that in the long term this could be converted to provide yet more residential accommodation. If the Council were minded to approve this application I would ask that a restriction be placed on the orangery to prevent it being converted into residential use in the future through either a S106 agreement or unilateral undertaking.

**Highways** – the access to the property through Lower Terrace is very narrow and is used for residents parking as most of the houses do not have parking within their curtilage. It is also very busy especially between 8 – 10 am and 4 – 6 pm. The addition of upto 25 lorries a week during the peak construction period will cause increased difficulties for local residents parking and access arrangements to and from their homes. There also does not appear to be a turning circle within the site so all lorries leaving will have to reverse out of the site with a banksman causing more disruption

**Construction period** – the total construction period is over 2 years. This means that there will be 2 years, assuming no delays, of noise, disruption and inconvenience. Whilst I accept that home owners should be allowed to improve and extend their homes this reinforces my concerns that the scale of the proposed development is out of keeping to the area.

**TPO’s** – there are TPO’s covering the site as the Council has sought to protect the trees. The application seeks to remove some of the trees within the TPO’s which help to provide to more relaxed feel to this area of Hampstead when compared to the more urban feel in areas with fewer trees.

**Noise/Vibration** – My home adjoins the proposed development. The proposal involves digging out a large basement area and piling foundations over an extended period of time extremely close to the foundations of my house. I am concerned that this will cause significant noise and vibration within my home making living conditions during the proposed working hours of 8am – 6pm intolerable. A party wall agreement will not make up for the inconvenience that this will cause.

**Parking** – the increase in living accommodation/bedrooms and potentially staff accommodation will almost certainly lead to an increase in parking requirements. Parking is already at a premium in the area and there is insufficient parking provision already and no increase in parking shown in the application.

If the applicant were able to reduce the scale of the development and meet my concerns outlined above I would be happy to reconsider my position. However I feel that I must object to the current proposal and would ask the council to refuse planning. If they are minded to grant planning would the Council please consider adding conditions to the consent to address my concerns.

Yours faithfully

Robert Seaton