

LCRA
Lakis Close residents Association
London NW3 1HH

Atn Neil Collins : from the LCRA residents

Re 2015/0890/P. 36 Flask Walk NW3

26/03/15

Dear Sir

We reside at Lakis Close opposite number 36 Flask Walk, the subject of a planning application to extend and raise the roofline with a fourth storey

We object to the application for the following reasons.

The Site

The site was previously the Salvation Army Hall purpose built for Hampstead, demolished in 1976 to build a terrace of smaller houses now numbered 36-30 with a large underground garage set rather lower than street level. The central building , no 32 is half a story higher with an interesting style. It is raised to accommodate the shared garage entrance directly opposite Lakis Close. Flask Walk is a very narrow single lane road at this point.

4. In particular we object to the front elevation at the present height being built forward at this 2nd floor level as it will increase the canyon like aspect of Flask Walk and spoil the varied and interesting building line. There are two relevant aspects to the build, the levelling out at the second floor with a volume increase at second floor level and then the building of the third floor above that.

This could set a precedent for the central unit no 34 which is now missing a story since it has that substantial raised ground floor for the garage serving the whole development.

6. If the extra floor, making 4 storeys above the existing raised ground level, is built, it should well set back to minimise its impact on the streetscape. The rear elevations will of course also impact on the bedrooms of the extensive terraced houses in Spencer Walk to the rear of the property

7. In the event of acceptance of the application in some form please place firm restrictions on builders' delivery and vehicle access. With the many recent property developments extending over several years in this particular corner of Flask Walk the builders abuse the disabled parking space opposite for many hours on end, carry out metal and wood sawing and stone cutting on the narrow pavement

and almost constantly block in our 9 households in Lakis Close opposite, by parking in our entrance. Heavy builders lorries reversing into the Close to turn round has already resulted in a collapsed sewer and a £25,000 bill to the residents to repair it. When the sewer was repaired the Close paid for bay suspensions so the builders had somewhere to stop, unload, and park their plant machinery. This is patently not the case for the recent building works often extending beyond 14months each

Yours sincerely

A solid black rectangular box used to redact the signature of the Chairman of LCRA.

Chairman LCRA

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0890P	Ian Lithman	3 Lakis Close London NW3 1JX	30/03/2015 12:55:11	INT	I am resident in Lakis Close opposite No 36. I object to the proposed development as it will reduce sunlight to my property, provide more noise, dirt and obstruction of access to my home by car by deliveries and unpermitted parking with potential to cause damage to our barrier and sewer from all reversing lorries ramming into it. Having suffered enough from the work at the adjoining property I advocate the fixing of a heavy chain on our frontage boundary within the Close and would expect the Council to support this.
