



Penny Davis

29 Briardale Gardens London NW3 7PN

3 April 2015

Mr Gideon Whittingham
Planning Officer

Dear Mr Whittingham

Planning Application 2015/0886/P and 2015/1032/L

I wish to object to the above referenced planning applications.

Conserving Camden's Heritage

DP25 of Camden's Development Policies clearly states it will *only permit development within conservation areas that enhances and preserves the character and appearance of the area*. The proposed development to one of Hampstead's most historical houses will spoil the look and feel not only of the host house but will also impact the whole area which has remained largely unspoilt.

It is clearly a case of overdevelopment - the original house was not designed to be a mansion and this is what in effect the development will do. The special interest of this historical house will be lost. This is a house that people from across the globe come to view, it is part of what makes Hampstead special.

Basement Development

The BIA inadequately assesses impact on neighbours especially adjoining and historical properties. The RBKC have recently introduced more stringent guidelines on basement excavations, which Camden have yet to embrace, these include manual removal of soil. The proposed lightwells will also spoil the facade of Grove Lodge and the streetscape.

In addition to which the development includes felling a number of trees - trees which enhance the overall look of the house, and area as well as contributing to the environment.

This application should be refused.

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Sincerely yours,

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