

Henry, Genna

From: sarah yeh [REDACTED]
Sent: 27 July 2015 11:16
To: Chivers, Jennifer; Planning
Subject: Fwd: planning objection [REDACTED]

Dear Jennifer,

Thank you for sending the link to the planning proposals that I unfortunately did not receive in the post.

I write to you regarding the application ref 2015/3219, for Flat 1 18 Lyndhurst road, london NW3 5NL.

I would like to register my objections to this planning proposal for a number of reasons.

1) Notification

As I live immediately above the flat and am a joint freeholder of the house, and a company director of 18 Lyndhurst Road Ltd, I should have been notified of this planning proposal. I have not received any information regarding this, and would have raised my objection from the outset. Despite Hodgkinson Designs' document of 19/5/15 to you, the freehold company has not seen or been served any notice of the application.

Moreover, I failed to receive a letter regarding this proposal from the council, and only found out incidentally when it was mentioned by the applicant in passing on the 17 Jul 2015. I am disabled and unable to get out of the house often, therefore I did not see the one sign posted in front of the house. Flat D at 17 Lyndhurst Road also failed to be notified of the objection by the council.

2) Freeholder permission

There has been no freeholder permission to alter the external structural walls of which it is the owner, and not the leaseholder at flat 1. The current proposal also contravenes the terms of the lease.

3) Pre-application advice for notification

I and other neighbours have not been notified about excavation/party wall issues.

4) Structure

Conisbbs's report dated 19/05/2015 states the requirement for further soil investigations in order to reach design conclusions. In 3.2 Subterranean (groundwater) flow impact it is only assumed that the proposed basement will not extend beneath the water table surface. Both these points raise significant concern for me both living directly above flat 1, and as a freeholder, as the structure of the house may be compromised.

There has been no in depth assessment of the dangers involved with the works by the substation. From Camden's planning departments' list of neighbours to contact, it is uncertain as to whether the leaseholder for this substation has even been advised of this proposal by Camden's planning department.

5) Layout and density of building

Extension work will increase density of flat 1 and lead to over development of the site, by encroaching upon the garden. The annex has a fitted bathroom and mains plumbing, as well as a separate entrance. From the plans it appears to be designed as studio flat and a separate dwelling in it's own right, rather than an add on to the main building. It would be easy to continue to build on this to create a larger separate residential property in the future.

6) Loss of privacy

The proposed annex will look directly onto the back of the house, and at the living room and kitchen windows of Flats 2, and in flat 3's bedrooms, as well as flat 3's balcony, causing a significant loss of privacy to our habitable rooms. It will also look onto the living rooms of the flats at 17 Lyndhurst Road and cause loss of privacy to them as well.

7) Noise and disturbance resulting from use

The garden and garages currently provide a quiet and peaceful outlook at the back of 18 Lyndhurst Road and this is a contributed significantly in my decision to purchase this property. The proposed annex and

extended dining room will increase noise and disturbance from both areas, and there will also be the additional problem of light pollution. The architect has informed me that the building work will last for around 6/7 months for the main building and will extend another 3 months for the annex to be built if budget dictates that this needs to be done at a later date. Even with these generous timescales, it is commonly understood that building work often exceeds expected timescales for several months.

The combination of with the disruption due to the proposed building works, as well as ongoing additional noise and disruption coming from the extended property will be pose a significant health risk for me. I suffer severely from the chronic illness M.E. I am currently affected by even day to day noise and light but additional disturbance can easily cause me to have a severe and permanent relapse in my symptoms, rendering me not only permanently housebound but bedbound, or worse, in which case I would be unable to look after my young son or myself.

8) Traffic

The junction of Lyndhurst Gardens and Lyndhurst Road is already very congested with cars driving to and from and parking for the school run and rush hour. In the immediate vicinity, the parents of the two schools Montessori and Lyndhurst Preparatory School on Lyndhurst Gardens park in this area. Often their cars are larger models such as Range Rovers, and this means that they are already reduced to single lane traffic on Lyndhurst Gardens when there are cars parked on both sides of the road. Additionally, Lyndhurst Preparatory School uses coaches daily to ferry the pupils to external locations. These use the junction of daily and also park outside the school. The loss of two residential garage parking spaces will exacerbate the congestion, and lead to more traffic and parking problems in this area.

9) Effect on conservation area

Although the report states that Nos 29-30 and 7 Lyndhurst road were both granted planning permission for basement modifications, no other houses on our block (houses 12 to 18) have extensions into their gardens. If the proposed development goes ahead, this will significantly alter the nature of the house in comparison to others in our immediate conservation area. The proposed development will have an adverse impact on the character of the neighbourhood, and lead the way to other properties in our block being developed or overdeveloped.

The design of the annex will not be in keeping with the other properties in the area, and will now encroach further onto the pavement at Lyndhurst Gardens.

10) Previous planning refusal

In the 1971 a plan proposing to change the garages into a studio was rejected. If its use had been changed, it would have changed the street character of the junction between Lyndhurst Road and Lyndhurst Gardens. A lot of properties are being developed today and this can have a damaging effect on our local environment. I believe that it important to retain the character of the streets in Hampstead before they become unrecognisable.

Given my above objections, and that at least two properties on the neighbours contact list were not even informed of the planning proposal, I strongly believe that it is inappropriate that planning permission is agreed at this time.

I would be grateful if you would take my views into consideration. Please confirm that you have received my email.

Kind regards,

Sarah

