

From: Christine Pullen [REDACTED]
Sent: 02 September 2015 14:37
To: Whittingham, Gideon
Subject: Planning Application for Grove Lodge Admiral's Walk

Dear Gideon,

Re Second Planning Application for Grove Lodge, Admiral's Walk: 2015/4485P and 2015/4555L

We are writing to set out our objections to the above re-submitted planning application.

Firstly, although at first sight the applicant appears to have addressed local concerns about the preservation of the view of Grove Lodge when approached from The Grove down Admiral's Walk - stating that *'The John Galsworthy extension will be retained and remain completely intact and visually unaltered from the front elevation'* - this claim is, in fact, erroneous, as the applicant is still seeking permission to demolish the porch and existing front door which are distinctive features of the old house. In The Hampstead Conservation Area Design Guide Advice it specifically states that *'Adding a new porch or altering existing porches or porticos on front elevations (or side elevations where this fronts the street) now needs planning permission and **will be resisted**'* accordingly we would urge Camden to follow its own guidelines and refuse permission for this element of the application.

Secondly, although the proposed basement has been slightly reduced in size, in our view it is still a massive overdevelopment of the site. We are concerned, not only because of the risk of harm to the adjoining properties, which will be a likely consequence of the disturbance of the fragile local water table, but also because of the probability that the streetscape in this particularly sensitive part of the Hampstead Conservation Area will sustain permanent damage. According to the Camden Conservation Area Statement, the Fenton House sub area (in which Grove Lodge is sited), is described as being: *'defined by small winding lanes and high brick walls with abundant foliage, giving a very rural feel'*. It is almost inevitable that the 1,400 plus heavy vehicle movements that will be required in order to complete the project will permanently deface the 'small winding lanes' and narrow roadway on either side of the picturesque green facing the terrace of late-Georgian houses in Lower Terrace, which the lorries will have to pass through on their way to and from the construction site.

Finally, as you probably know, the demolition and reconstruction of Fleet House (the property sited directly opposite Grove Lodge in Admiral's Walk) is about to commence. This will mean that Admiral's Walk will be closed for at least eighteen months. During this time a number of the local parking bays will be suspended. The disruption caused by the road closure and the reduction in parking spaces will condemn the local residents (all of whom not only pay their Council Tax but also the considerable charges levied by Camden for their parking permits) to at least eighteen months of misery. If the Grove Lodge development is given permission to go ahead at the same time this misery will be compounded. Moreover, the proposed access route to the site along Lower Terrace is used morning and afternoon during school term times as a through route to the many schools in the lower Hampstead area. The risk to parents and children posed by the numerous delivery vehicles using the same road at the same time will therefore be considerable.

It is for all the above reasons that we urge Camden to refuse permission for the application.

Yours sincerely,

Christine and Damian Pullen,
2 Lower Terrace, NW3 6RG