

**Admirals House
Admirals Walk
Hampstead
London
NW3 6RS**

Gideon Whittingham Esq.
Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

26th August 2015

Dear Mr. Whittingham,

**Objections to the following
Planning Applications 2015/4555/L and 2015/4485/P
Grove Lodge, Admirals Walk**

We object to the above two applications on the following grounds:

1 Listed building consent in relation in particular to the east facing facade

The existing facade demonstrates two elements that are fundamental to the heritage of the building and recognised in its listing. Those elements are the old farmhouse (the only remaining link to the area before Hampstead became residential) famous for its link as the lodge to Admirals House particularly in the Constable paintings and the modest 1920's extension built by John Galsworthy. The applications do substantial damage to those characteristics and significantly detract from the very rationale of the listing.

The fundamental legal starting point for authorities considering listed building consent is contained in sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in the following terms that the authority should:

“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

That special historic interest is the old farmhouse (and obviously including its entrance) and its relationship to the modest Galsworthy extension and their relationship to the adjacent Admirals House. The application proposes to destroy these features by seeking to create a new unified building with its substantial 21st

century extension and new central entrance to serve this new building through the old limited Galsworthy extension.

The heritage statement relied on by the applicants misses this point entirely. It deals with the proposals which are the subject of the new applications at paragraph 5.7 and in its first (and assumedly most significant) bullet point makes the following statement:

“The John Galsworthy extension will be retained and remain completely intact and visually unaltered from the front elevation.”

This is downright wrong.

It will not remain intact – its rear wall has to be broken open to connect to the proposed new rear extension. Likewise its front wall has to be broken open to create a new entrance and new window. It will be substantially visually altered from the front elevation – compare drawing dNA GLR 00 200 (present elevation) and drawing dNA GLR 02 200 (proposed elevation). Further the present porch of the old farmhouse will be demolished (see Design and Access Statement pp. 28 and 29 Appendix B Ground Floor Plan 1. Demolition works 1.1.14 and 1.2.15) and that wall brought forward (compare drawing dNA GLR 00 101 PI (existing) with drawing dNA GLR 01 101 PI (proposed) and drawing dNA GLR 00 401, demolition: all drawings attached and difference highlighted. And see photo of the original porch (these copy drawings and photo being the best we can obtain from the Camden portal).

The description of the works proposed in the listed building application is likewise misleading in making no mention of these matters.

It follows that there is no heritage justification advanced by or on behalf of the applicants for the changes to the listed building and for the reasons already given the changes are detrimental to the heritage of the building and its listed status. Further, even if the house was not listed, this proposal would be objectionable. The Hampstead Conservation Area Design Guide Advice on alterations and repair following the introduction of an Article 4(1) Direction (adopted 2010) paragraph 2 Alterations to porches states:

“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.”

For the above reasons both the listed building and planning applications should be rejected.

It would appear to be unfortunate that no clear pictures or drawings of the Galsworthy extension are given in the applicants heritage report, in particular of the lower part of the extension. In addition to the existence of the small tree it appears to have been necessary to park the applicants vehicle and that of their advisers in front of Grove Lodge thereby obscuring the view but also being parked on the Admirals House part of the forecourt to do so (see e.g. figure 2, paragraph 2.3, page 464).

2 The “basement”

There is an existing small wine cellar at Grove Lodge of some 20m² with low headroom. What is proposed is an “extension” of this (although it has to be demolished and rebuilt not having the depth required) extending to some 220m² covering approximately half the area of the substantial garden (and providing eight rooms of accommodation equal to approximately three times the average Camden dwelling). Marginally smaller than before (although the original application gave no figures).

This proposal is objectionable for all of the following reasons:

- (1) It is a massive overdevelopment of the site and that is especially so when taken in conjunction with the major new wing on two floors to be developed above ground. These works will take 1,462 vehicle movements over an eighteen to twenty four month period through the narrow lanes around Grove Lodge and the closure of many resident parking bays.
- (2) It puts at serious risk in particular the two adjacent listed structures – the iconic Admirals House, some six storeys high, built in about 1700 without foundations and Terrace Lodge, an eighteenth century villa. The ground here is renowned for its water courses close to the source of the River Westbourne. The consultants responsible for these proposals are the same as those responsible for the previous construction proposals – described by one of the country’s leading hydrologists as “dangerous”. Those proposals, not surprisingly were abandoned in favour of entirely new proposed works as to which our advisers (who will be submitting technical reports) have no greater confidence. Once our consultants reports are in we would be content to abide by the views of any other independent firm (of hydrologists and structural engineers) of repute (who have not already advised on or considered the matter) because we are confident that they would have to reject this proposal.
- (3) Admirals House has an open well in its semi basement immediately adjacent to Grove Lodge from where one can see the entry of water at different levels. This provides the most significant evidence of water location and depth. Those acting for Grove Lodge have chosen to ignore the actual data relating to the well (and the evidence of substantial holes having arisen in the roadway of Admirals Walk and other evidence) in favour of their own guesstimates. Although the existence of the well and its water flows was well known to the applicants before their first planning application, they allowed their consultants to state that no wells existed within 100m of Grove Lodge.
- (4) This year Camden put out for consultation new policy proposals section A5 which it wishes to adopt relating inter alia to basement developments. The consultation period is over but the proposals are not to be formally adopted as policy until 2016. They propose, for good reason, that permission should not be given to development involving excavation under listed buildings and in their gardens. Camden clearly considered this was appropriate, otherwise it would not have put it forward. In accordance with the National Planning Policy Framework (paragraph 216 and Annex 1) it is appropriate in this application to take the proposed policy into account and having regard to the

developments proposed size and the fact that it is not to be implemented until at the earliest 2017 permission should not be granted.

3 Footpath

There is a public footpath on the north side of Admirals Walk running in front of Admirals House, at high ground in front of Grove Lodge, Terrace Lodge and the back of Grove Lodge, Netley Cottage and then to Lower Terrace. That has been illegally blocked at the Netley Cottage end by the previous owners of Grove Lodge but it is obvious from the plans submitted that Grove Lodge now want to block this at the Admirals House end. These matters were drawn to Camden's attention on the previous application some five months ago and over three months ago by solicitors acting for residents and containing all the evidence of the continued existence of this path for over one hundred years and yet Camden have still done nothing about this.

4 Misleading Information

- (1) As noted above the applicants heritage report is factually incorrect.
- (2) The Ground Investigation Report by Southern Testing (A Introduction paragraph 3, page 159) part of the Basement Impact Assessment states that "the 1920's addition" (i.e. the Galsworthy extension) "is to be removed and replaced". This also refers to a further basement under the orangery. The conclusions in this report must be based on these factual assumptions. However, elsewhere the documents refer to the retention of the Galsworthy extension and only one basement. On that basis the conclusion in the Basement Impact Assessment cannot be relied on, starting from false factual premises.
- (3) There is further misleading information in the Basement Impact Assessment under the name of HR Wallingford (MAM 7409-RT002-R05-00 August 2015) at Appendix A.2.2 Admirals House in a paragraph commencing "It has been reported by an eye witness..." (see the exchange of e-mails attached hereto).
- (4) The above inconsistencies in the facts stated in the documents and the incorrect information given mean that it is very difficult for members of the public to understand precisely what is proposed and therefore come to an informed view of the matter. In consequence, in fairness to the public, the applications should be withdrawn and resubmitted (with these matters corrected) if so desired.

5 Generally

Grove Lodge say they have consulted locally but there has been no substantial movement on the basement and the "residents group choice" in relation to the facade was that Grove Lodge offered a choice of three, two of which were simply a slightly smaller version of the neo Georgian mansion which had been overwhelmingly rejected. In support of the application a firm of property consultants, G. L. Hearn have put in a document entitled "Consultation Statement". These people have no professional qualifications, are simply summarising the

applicants views and the “consultees” were not consulted. As far as we are aware none of the objectors have ever heard of this firm until their name and paper appeared with the application. We do not think that their statements are a fair summary of what happened and on the issues set out in this statement the consultation position was as stated above.

6 Lateness

Since drafting the above we have become aware of the fact that additional documentation (hundreds of pages of technical material and calculations) have been added to Camden’s planning portal on behalf of the applicants. This was done late in the evening of 25th August. This is unacceptable. The applicants have had months, in fact well over a year, to present their case and the consultation period is presently due to end on 4th September having commenced on 13th August. That will not give sufficient time for those advising the public and the public themselves to consider the significance of these documents and their relationship to the documents already put in by the many other consultants for the applicants seemingly from the same or similar fields. In the circumstances it is only fair to the public to extend the consultation period by the minimum of at least twenty one days from 25th August i.e. to 15th September.

In the circumstances we obviously need a very prompt reply to this request and have sent this part of the letter directly to you.

Yours sincerely,

John and Pascal Gardiner

Grove Lodge

Mon, Aug 17, 2015 at 4:20 PM

Dear Mr. Smith,

I refer to your e-mails to me of June 21st whereby you sought information relating to the well and swimming pool in Admirals House on behalf of your client Mr. Berendsen, matters to which I responded and I note that some of this information (though not all) has been incorporated into the Basement Impact Assessment put in on behalf of your client under the name of HR Wallingford. I will need to revert to that matter later but for the moment I would appreciate your confirmation or otherwise of the following:

(i) The Basement Impact Assessment under the name of HR Wallingford (MAM 7409-RT002-R05-00 August 2015) at Appendix A.2.2. Admirals House in a paragraph commencing “It has been reported by an eye witness ..” Can you please inform me of the identity of this supposed eye witness, you must appreciate that the only access to that well is in our house and with our permission. We are quite well aware of the people who have seen it and it was hidden prior to our ownership. Furthermore, the paragraph proceeds to refer to “a consultation response to the first planning application.” We can find no such response in relation to the first planning application. Will you please identify it and email me a copy if it exists. Further, at para B 4.3 there is reference to a “Consultation Statement prepared by G L Hearn”. Again, I can find no such document from the Camden website in relation to the first application. If such was sent in to Camden and published by them I would again be grateful if you could email me a copy.

On the basis that the above references to documents are erroneous are we to assume that the reference in A.2.2. to water entering “about 5m down” is to be attributed to your eye witness? Again on the same basis will you please inform Camden that these references are incorrect and have them removed from the document. You must be in direct contact with Wallingford – if they are in a better position to respond to the above will you please ask them to do so.

Regards

John Gardiner

Tue, Aug 18, 2015 at 10:27 AM

Dear Mr. Smith,

Please disregard the reference to GL Hearn in my earlier email. I now know who they are.

Regards

John Gardiner

.....

Tue, Aug 18, 2015 at 1:27 PM

Dear Mr Gardiner

I have received your email from yesterday afternoon and subsequently this morning.

I will review the points raised with the team and respond back as soon as possible.

Regards

Martin
Burke Hunter Adams LLP

.....

Thu, Aug 20, 2015 at 12:38 PM

Dear Mr Gardiner

We reply to your email received on Monday.

1. The eye witnesses referred to at A.2.2 within the HR Wallingford BIA of August 2015 are Celia & Casper Berendsen. We are advised that you have shown them the well on two separate occasions.

2. The consultation response referred is the First Steps Limited paper dated 25 March 2015. We previously downloaded that paper from Camden's planning website but please let me know if you would like me to email a copy to you.
3. I believe your third query has been resolved but we can confirm that GL Hearn prepared the Consultation Statement in support of the current applications for planning permission and listed building consent.

We do not believe that the application documents are erroneous and therefore there is no requirement to amend them.

Regards

Martin Smith
Burke Hunter Adams LLP

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Thu, Aug 20, 2015 at 11:05 PM

Dear Mr. Smith,

I am afraid that your response to my email in relation to para A.2.2. of the Wallingford Report (page 140) and the consultation responses cannot possibly be correct.

On page 140 above the diagrams there is a reference to an eye witness (who you have now identified) and a "consultation response to the first planning application" and "initial information that water entered at about 5m down."

Below the diagram it is stated that:

"In a separate consultation response prepared by consultants on behalf of Admirals House it is stated that the standing water level in the well on 20/03/2015 was at a depth of about 8m".

I have emphasised the word separate since plainly this is a separate consultation from that referred to above the diagrams. The response prepared by consultants on behalf of Admirals House was of course that prepared by First Steps. What you were asked about was the first reference to a consultation response made above the drawings and which because of the reference to the separate consultation below the diagrams cannot have been to First Steps.

Your answer at 2 to my request cannot therefore be correct. Even if you were referring to First Steps you must know that they referred to a measured finding that the water was entering at a level of 2.0m - 2.5m below the top (figures which are nowhere referred to in your reports) and not 5m.

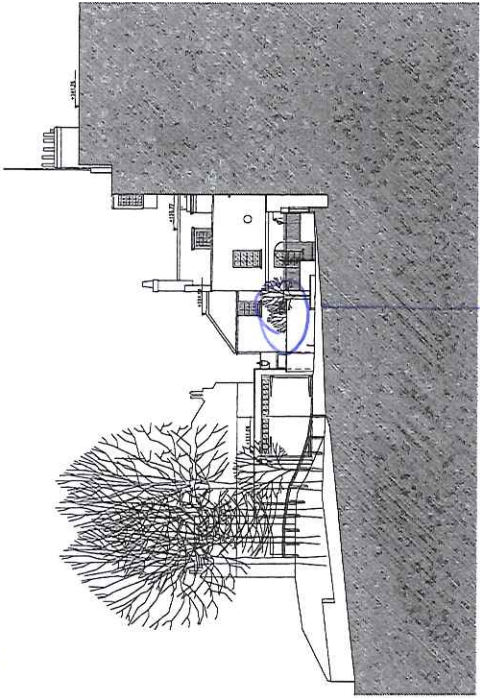
The following is clear from the above

- (1) There was no such consultation responses as is referred to above the diagrams in section A.2.2. of the Wallingford Basement Impact Assessment and that that passage is positively misleading on a matter of some considerable significance. Your suggestion that it was a reference to the First Steps Report is demonstrably wrong for the reasons given. This passage needs to be withdrawn.
- (2) We do not know where your associates got the reference to 5m. As I have said it cannot have been from First Steps. The only possibility would appear to be Mr and Mrs Berendsen which, in the light of your answer at 1 of your email would appear likely. It then follows that your associate professionally qualified colleagues prefer to rely on the unmeasured observations of non professionals (the Berendsens, people who having seen our swimming pool described it to others as Olympic when it is only 10m x 3.5) as opposed to the measured readings of a professional (Mr. de Freitas of First Steps) whose relevant measurements do not even get a mention. This is not an isolated comment from the report whose general approach seems to be to discard anything that does not support the desired conclusion.
- (3) On the basis that the Berendsens were clearly so concerned with the well in Admirals House and the level of water entry into it can you please tell me why they never informed the consultants acting for them of the existence of this well immediately adjacent to their property considering they were first shown it by us in September 2014? Had they done so, that would have allowed their consultants to fill in the relevant forms on the basis that there was a known well within 100m of Grove Lodge. (Contrary of course, to what they did – stating that there were no such wells). Or is the position that they informed their consultants of the true position but they (the consultants) wilfully filled in the forms knowing that the answer to be false? These questions need to be answered and will you please direct them to your clients?

Regards

John Gardiner

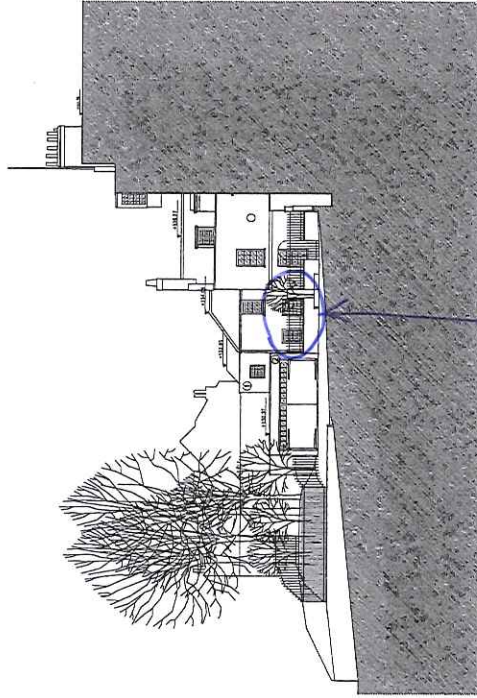
PRESENT ELEVATION



EXISTING ELEVATION
 EAST
 1:200

DATE FOR PLANNING	15 JUL 2015
PROJECT NO	dNA GLR 00 200
CLIENT	design-NA architects
ADDRESS	70 Coverest Street London EC1M 6EJ
CONTACT	T: +44 (0) 20 7810 7787 E: info@design-na.com
PROJECT	CASPAR AND CELIA EREHOLSEN GROVE LODGE
DATE	JUL 2015
SCALE	1:200
PROPOSED ELEVATION	EAST
REF	P1

PROPOSED ELEVATION



PROPOSED ELEVATION
 EAST
 1:200

DATE FOR PLANNING	15 JUL 2015
PROJECT NO	dNA GLR 00 200
CLIENT	design-NA architects
ADDRESS	70 Coverest Street London EC1M 6EJ
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PROJECT	CASPAR AND CELIA EREHOLSEN GROVE LODGE
DATE	JUL 2015
SCALE	1:200
PROPOSED ELEVATION	EAST
REF	P1



PORCH

Fig 6: Front Entrance view from forecourt

GENERAL NOTES

- The drawing should be read in conjunction with all other contract documents and all other consultation and specialist drawings.
- Do not scale from this drawing.
- All levels and dimensions are to be checked on site.
- The Architect is to be notified in writing of any discrepancies before proceeding.
- This drawing is subjected to Copyright.

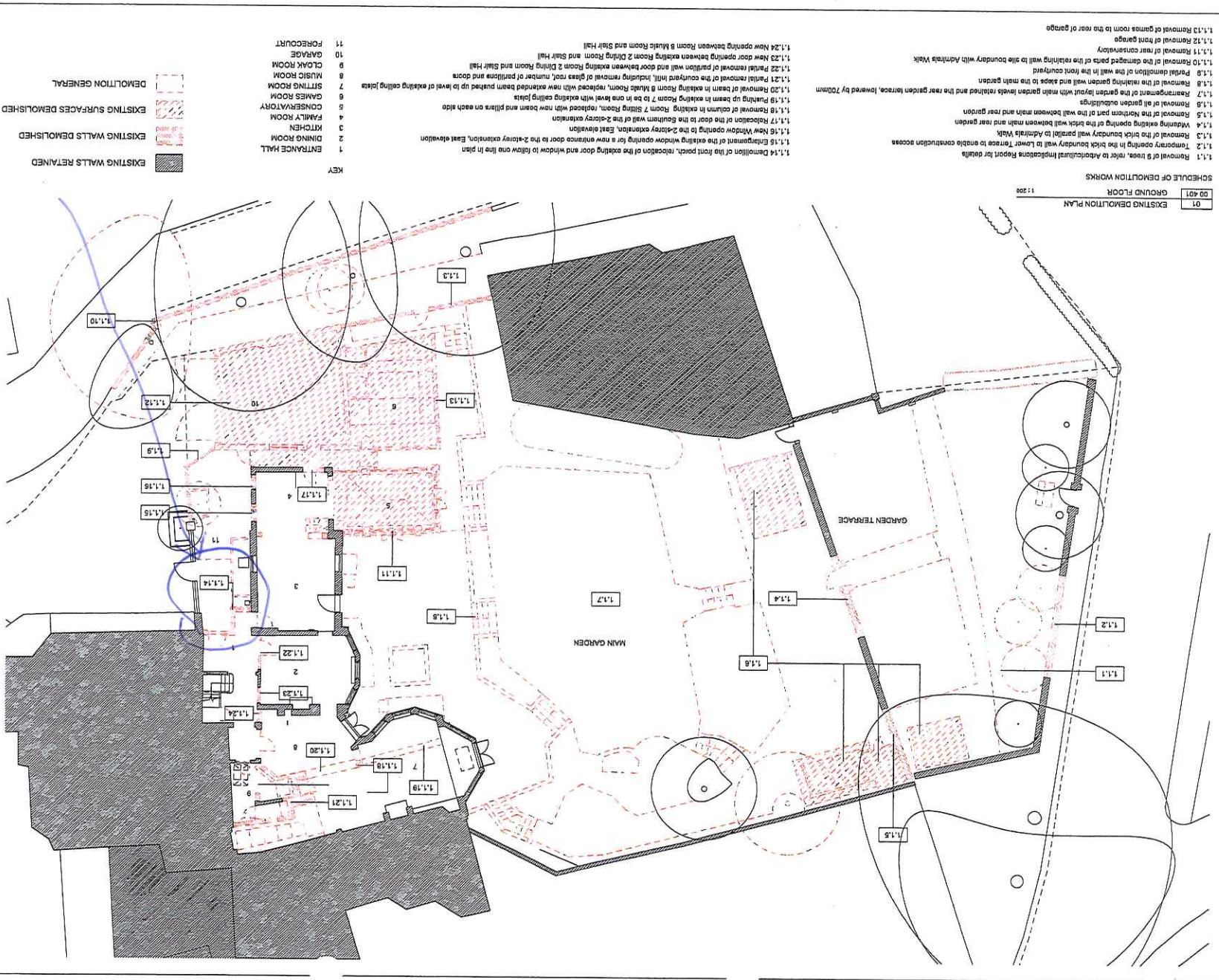
FOR PLANNING

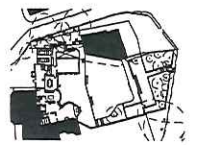
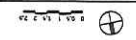
REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	17/07/15	NA

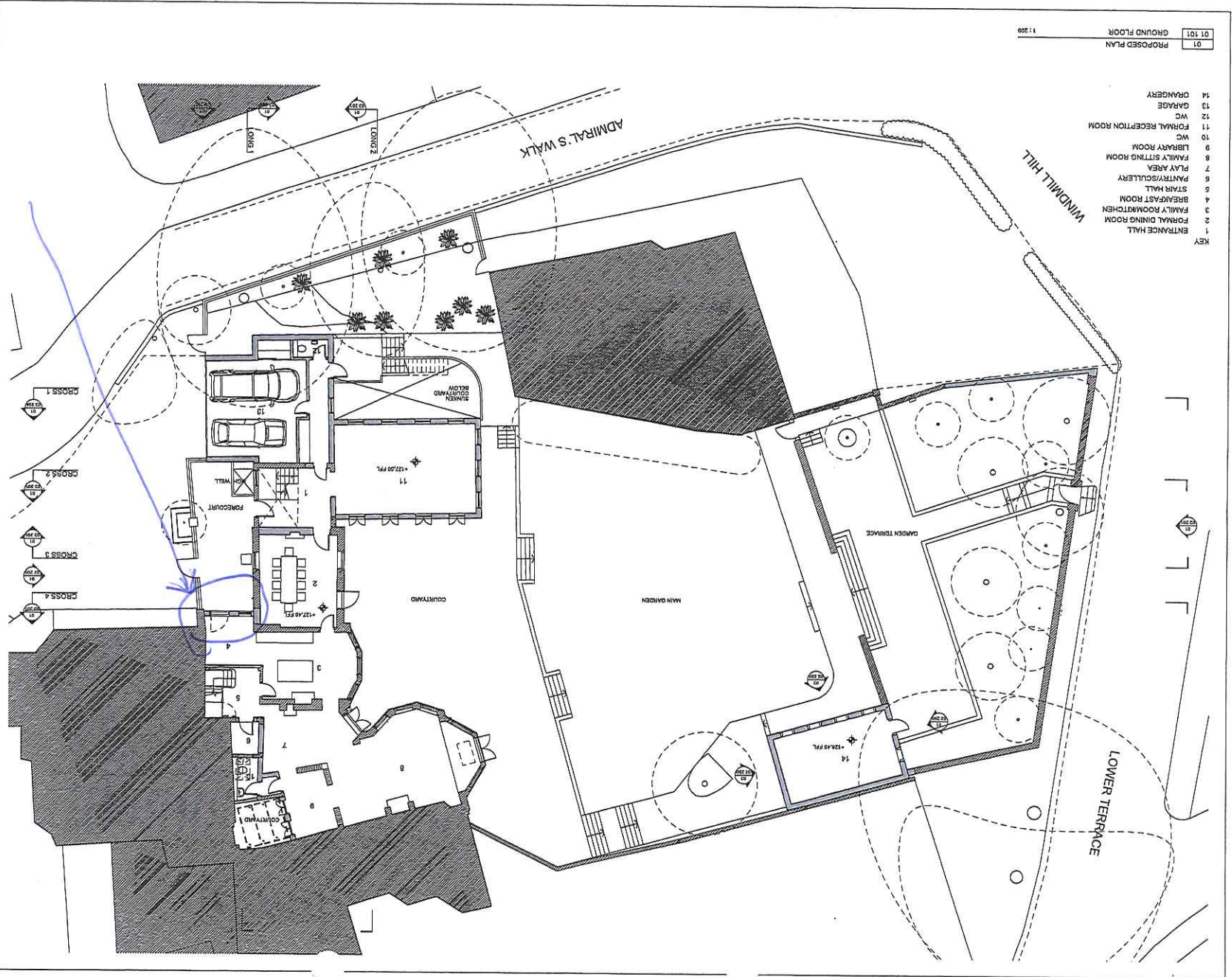
KEY PLAN

design-NA architects
70 Covercross Street
London EC1M 6EU
T: +44 (0) 20 7870 7767
E: info@design-na.com

PROJECT
CASPAR AND CELIA BERENDSEN
GROVE LODGE
DRAWING TITLE
EXISTING DEMOLITION PLAN
GROUND FLOOR
SCALE: 1:200
DATE
JUL 2015
REV
DNA GLR 00 401
P0



GENERAL NOTES 1. The drawing should not be used in conjunction with all other contract recommendations and all other consultation with all other drawings. 2. Do not make any changes to the drawing. 3. All levels and dimensions are to be checked on site. 4. The Architect is to be notified in writing of any discrepancies before proceeding. 5. The drawing is subject to copyright.	
STATUS P1 ISSUED FOR PLANNING 17/07/16 BARD/16 NA REV DESCRIPTION DATE BY P1 FOR PLANNING	
KEY PLAN 	
	
design-NA architects 70 Cowcross Street London EC1M 6EJ T: +44 (0) 20 7870 7767 E: info@design-na.com	
PROJECT CASPAR AND CELIA BERENDESEN GROVE LODGE	
DRAWING TITLE PROPOSED PLAN GROUND FLOOR	
SCALE AS DATE 1:200 JUL 2015	DRAWING NO DNA GLR 01 101

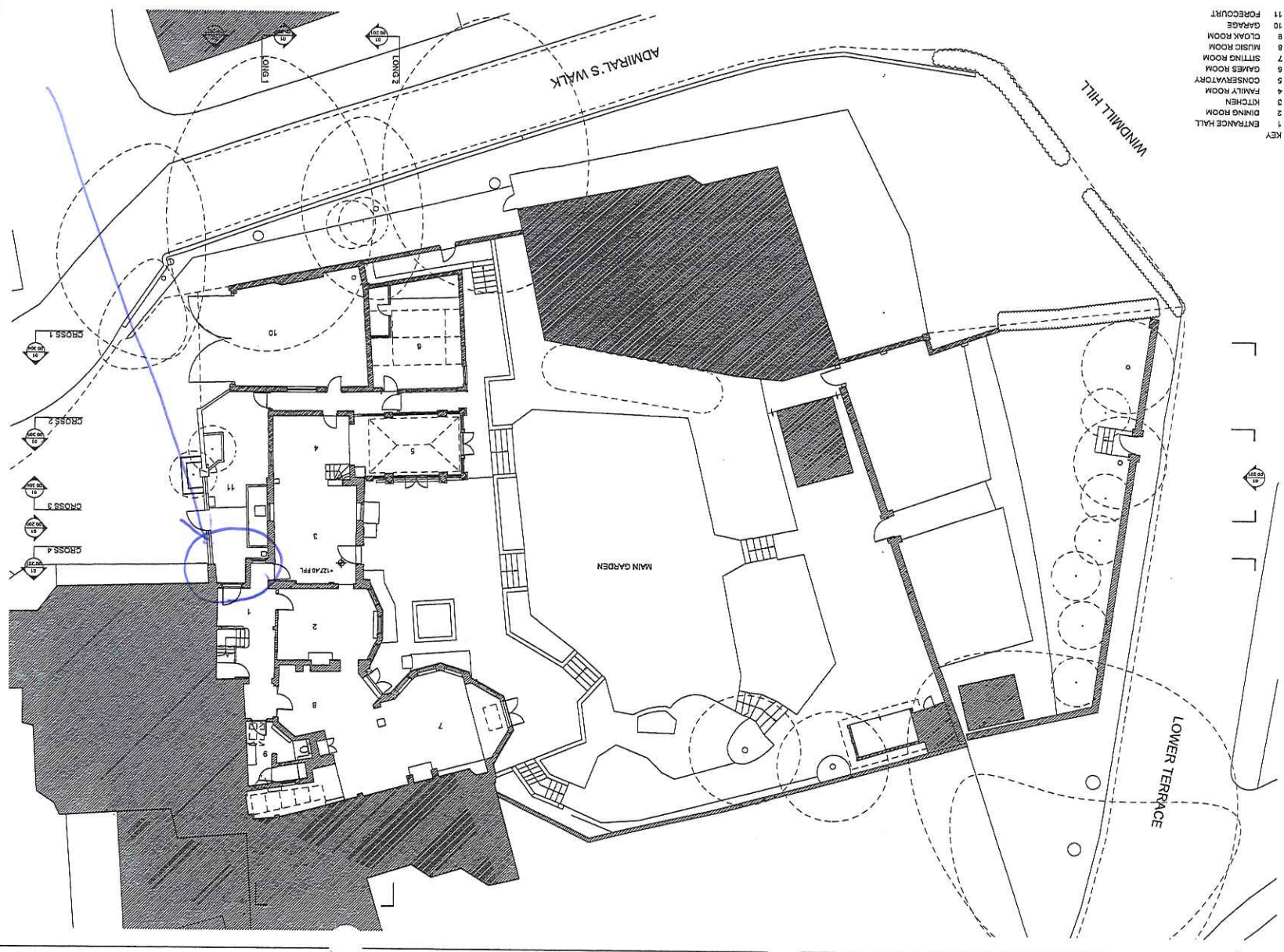


- KEY**
- 1 ENTRANCE HALL
 - 2 FORMAL DINING ROOM
 - 3 FORMAL DINING ROOM
 - 4 BREAKFAST ROOM
 - 5 STAIR HALL
 - 6 PATRIY/SCULLERY
 - 7 PLAY AREA
 - 8 FAMILY SITTING ROOM
 - 9 WC
 - 10 LIBRARY ROOM
 - 11 FORMAL RECEPTION ROOM
 - 12 WC
 - 13 GARAGE
 - 14 ORANGERY

01 PROPOSED PLAN
 GROUND FLOOR
 1:200

01 EXISTING PLAN
00 101 GROUND FLOOR
1:1200

- KEY
- 1 ENTRANCE HALL
 - 2 DINING ROOM
 - 3 KITCHEN
 - 4 FAMILY ROOM
 - 5 CONSERVATORY
 - 6 GAMES ROOM
 - 7 SITTING ROOM
 - 8 MUSIC ROOM
 - 8 CLOAK ROOM
 - 8 GARAGE
 - 11 FORECOURT



GENERAL NOTES

1. This drawing shall be used in conjunction with all other official documentation and all other contracts and specifications.
2. Do not make notes from this drawing.
3. All levels and dimensions are to be checked on site.
4. The Architect is to be notified in writing of any discrepancies before proceeding.
5. This drawing is subject to copyright.

REV	DESCRIPTION	DATE	BY
P1	ISSUED FOR PLANNING	17/07/15	NA

FOR PLANNING

KEY PLAN

design-NA architects
70 Cowcross Street
London EC1M 6EJ
T: +44 (0) 20 7870 7767
E: info@design-NA.com

PROJECT
CASPAR AND CELIA BERENDSEN
GROVE LODGE

DRAWING TITLE
EXISTING PLAN
GROUND FLOOR

SCALE AS SHOWN
1:200

DATE
JUL 2015

DRAWING NO
DNA GLR 00 101

REV
P1

Muthoora, Leela

From: Vicki Harding
Sent: 30 August 2015 12:48
To: Planning; RSCDevelopmentControl
Subject: 2015/4485/P and 2015/4555/L Grove Lodge Admiral's Walk NW3

Dear Sir,

re: Grove Lodge Admiral's Walk NW3

I still have serious concerns about this application that plans to put a large basement beneath a listed building, and this important building in particular with an historic well immediately next door, 3 other historic wells close by in Fenton House gardens, and virtually on top of one of the sources of the Westbourne river. While the consequences for this building and the foundations of other buildings and services in the vicinity are very serious and are described by others, I also have concerns about trees in the immediate vicinity. Diverted ground water and tributaries of the Westbourne will cause not only waterlogging of local gardens, but also compromise the roots and potentially drown some of the trees nearby. From recent identical local experience, the subsidence due to silt wash-out from the underlying sandy and silty soil will then be blamed on local trees which - under current practice - insurance companies will then insist and ensure are removed.

Be that as it may, I do not think it appropriate to fell a sufficiently structurally sound lime tree with a tight crown that is not about to be pulled over in a high wind. It still has many decades of life remaining: considerably longer than the roadway and shallow neighbouring foundations will have if the proposed basement goes ahead on this hydrogeologically challenged site. The argument put forwards by the arboriculturalist that it is suppressed is ridiculous. All trees forming such a line are evidently going to be suppressed on one axis by their neighbours. This does not have a significant visual impact on the line and is not an argument for removal. Camden have been pollarding this tree for years and obviously did not consider it worth either severely reducing or felling it in their last inspection prior to re-pollarding it this year.

Having the conifers removed from this crowded spot is good as this will help the limes, returning this line to its planned density: a grove - that is a line or avenue of trees - outside Grove Lodge, each individual tree clearly marked on the 1866 OS map and each rightly awarded a TPO.

Similarly, the proposed 3 lime trees along the Lower Terrace boundary are indeed to be welcomed as they will help return part of the line of trees that were here historically. This is good planning for the future.

My concerns however are that these proposed 3 limes are set rather far back into the garden and so don't quite help the sense of line with the other limes outside Netley Cottage that follow this historic line. Though I can see an argument for having the other shorter trees between them and the boundary, maybe it would make more sense to have the limes against the wall and the shorter trees between them and the house: more softening, with more variation of interest and more visibility for these new garden trees. Since there will be some wall re-building it is not impossible to do this in a way that allows for trunk expansion over the next century.

I also hope that with the wall rebuilt and the garden re-planted, these features blend into this part of the Conservation Area and don't look too new, manicured, clean and tidy. I request that some conditions related to the garden and the replacement wall ensure these blend in with the special appearance and character of this part of the Conservation Area.

Yours faithfully

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Muthoora, Leela

From: David Altaras
Sent: 01 September 2015 16:35
To: Planning
Subject: Applications 2015/4485/P and 2015/4555/L

Dear Sir,

I object to the above applications on the following grounds:

1. Adverse impact upon the Grade II listed building – Grove Lodge

s.66 of the Listed Buildings and Conservation Areas Act 1990 requires the LPA “to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. In **BARNWELL MANOR WIND ENERGY LIMITED v EAST NORTHANTS DC** [2014] EWCA Civ 137, the Court of Appeal reiterated that ‘decision-makers should give “considerable importance and weight” to the desirability of preserving features of special architectural or historic interest of listed buildings when carrying out the balancing exercise.’

The proposal would harm the special architectural or historic interest of this listed building:

- It is proposed that the rear wall be broken open to join with the proposed new extension.
- The appearance of the front of the building would be altered.
- A new front entrance to the house with a new adjacent window would be built in the Galsworthy extension.
- The old farmhouse front door would be demolished and the wall brought forward.
- The original character of the old farmhouse would be lost.

2. Adverse impact upon the character and appearance of the Hampstead Conservation Area

Like considerations apply to the importance of preserving or enhancing the character or appearance of a Conservation Area: s72 of the Listed Buildings and Conservation Areas Act 1990.

The CA Design Guide Advice on alterations and repair provides that adding a new porch or altering existing porches or porticos on front elevations or side elevations fronting the street will be resisted.

3. Basement

- Camden’s planning policies make it clear that the effect on local amenity and the highway network from construction and demolition is a material planning consideration. The construction of this basement would have an adverse effect on local amenity and on the highway network.

- The draft Local Plan is a material consideration to which some weight should be attached.

Draft Policy A5 provides:

“Basement development should not: d. exceed a maximum of 50% of each garden; e. comprise more than one storey; f. be built under an existing basement, or g. involve excavation underneath a listed building (including pavement vaults) or any garden of a listed building.”

The proposal would be contrary to that draft policy.

4. Public footpath

It is understood that a public footpath on the north side of Admirals Walk would be blocked at the Admirals House end.

Regards,

David Altaras
48 Flask Walk,
NW3 1HE

Camden Council Customer feedback and enquiries

Comments on a current Planning Application - Ref. 10211703

Planning Application Details

Year 2015

Number 4555

Letter L

Planning application address grove house

Title Mr.

Your First Name edgar

Initial

Last Name levy

Organisation

Comment Type Object

Postcode nw3 6rd

Address line 1 2 Frognal Rise

Address line 2 LONDON

Address line 3

Postcode NW3 6RD

E-mail

Confirm e-mail

Contact number

Your comments on the planning application

This is a basic rehash of 2015/4485/p.
My objections are the same as before and support those of the owners of Admiralty House.
In addition the impact on the area of traffic will be unacceptable.

If you wish to upload a file containing your comments then use the link below

No files attached

Camden Council Customer feedback and enquiries

Comments on a current Planning Application - Ref. 10211703

About this form

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	10211703

29 Flask Walk London NW3 1HH

Gideon Whittingham
London Borough of Camden

27/08/15

Re: 2015/4555/L and 2015/4485/P
Grove Lodge, Admiral's Walk London
NW3 6RS

Dear Mr Whittingham

We wish to object to the above planning applications for Grove Lodge.

Overdevelopment

Since withdrawing the first application, the owner has reduced the area of the basement he seeks to create. However the new area of 220m² still represents an overdevelopment of the site. The building programme will last for at least 18 months involving over 1,400 lorry movements. In the experience of Hampstead residents who have endured the disruption caused by such large scale developments, the build time will over-run and the number of van and lorry movements serving the site will be far greater than estimated.

Hydrology

The issue of underground water has to be meticulously investigated. Admiral's Walk sits above a deep bowl of land west of and at a lower level than the Whitestone Pond. In effect, there is an underground aquifer of groundwater beneath much of Hampstead that lies above the 90 metre contour. Almost every property constructing a basement in Hampstead will be setting it partially into the aquifer and will almost invariably affect movement of groundwater beneath adjacent and nearby properties. Whether or not this affects the structural integrity of those properties will depend upon the nature of the measures taken in constructing the basement.

Traffic disruption

The project will cause traffic disruption not only in the immediate environs of the build but over a much wider area of Hampstead, given the regular and large number of car commuters (morning and evening); school run vehicles (morning and afternoon) and general traffic, seeking to use a well known short cut, that bypasses Hampstead centre, running from Whitestone Pond, via Lower Terrace (at the rear of the Grove Lodge site) then down Froggnal to Finchley Road and Swiss Cottage.

This regular daily traffic does not take into account a number of other building projects local to the site, which will result in their own lorry movements and thus exacerbate traffic problems. Of great concern is the fact that permission has been granted for another and adjacent property on Admiral's Walk - Fleet House - to be

demolished and rebuilt. To facilitate this project, it is proposed to close Admiral's Walk to all through traffic, for eighteen months. The two massive projects may well be in conflict and competition for access to their adjacent sites.

Listed building

The basement will be built under a listed building and garden. Camden is currently drafting policy to disallow such developments, which should be a material consideration in refusing permission for the current application. In drafting the upcoming policy, Camden is acknowledging that such developments should be stopped.

The setting and appearance of Grove Lodge

The heritage report put in on behalf of Grove Lodge, states the following: *'The John Galsworthy extension will be retained and remain completely intact and visually unaltered from the front elevation.'* However, the applicant seeks to demolish the existing porch and create a new front door. This should not be allowed. Contrary to listed building guidelines, changes such as those proposed will harm the special interest of the listed building. The eastern fascia of Grove Lodge contributes to what was described in 1960 as *'an unspoilt corner of the village'* and with some modifications, so it remains today. The approach from the east, towards the broad sweep of pavement in front of Grove Lodge and Admiral's House, is one of Hampstead's most attractive vistas, with views beyond, over the Lodge's garage roof towards Lower Terrace. It is much visited, admired and photographed by tourists from all over the world. Rather than allow this to be damaged, Camden Council should do its utmost to preserve this view.

'Hampstead: London Hill Town' (1981) describes Admiral's House, as *'a curious and engaging building with an attractive side-kick,'* a reference to Grove House. It goes on: *'The two houses are unique and worth studying in detail. Consider the essential homeliness of Grove Lodge against the inspired crankiness of Admiral's House.'* The current plan to alter the exterior of Grove Lodge will destroy this unique symbiosis.

For all these reasons, we urge that you reject the application.

Yours truly,

Martin Colloms C. Eng MIEE & Dr Marianne Colloms

Sources

Dorothy Bohm (an eminent photographer) and Ian Norrie (local historian, business man and book shop proprietor), 1981, 'Hampstead: London Hill Town', High Hill Press.

M. & I. Norrie, 1960, 'The Book of Hampstead', High Hill Books.

Camden Council Customer feedback and enquiries

Comments on a current Planning Application - Ref. 10210415

Planning Application Details

Year 2015

Number 4485

Letter P

Planning application address Grove Lodge, Admiral's Walk

Title Dr.

Your First Name Kelley

Initial

Last Name Kirklin

Organisation

Comment Type Object

Postcode NW3 6UT

Address line 1 9A Church Row

Address line 2 LONDON

Address line 3

Postcode NW3 6UT

E-mail

Confirm e-mail

Contact number

Your comments on the planning application

I strongly object to this dangerous overdevelopment in the delicate historical heart of Hampstead Village. The aesthetic and hydrological issues alone should make this a nonstarter, and once done, damage to this area can never be undone. On a more selfish note, those of us living elsewhere near the peak of the Hampstead hill, especially those downhill to this unwise development may be forced to legally respond to any diversions to local underground water courses which may damage our own historical properties.

Camden Council Customer feedback and enquiries

Comments on a current Planning Application - Ref. 10210415

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About this form

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	10210415

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4485/P	A H C Voaden	Old Forge House 16 The Mount Square London NW3 6SX	01/09/2015 10:01:30	OBJ	The Grade II listed building forms part of this architecturally and environmentally sensitive part of the London Borough of Camden in which development should be undertaken only with the greatest of care. Neither of the two applications currently before the Council take properly in to account these and other aspects of the Grove Lodge present significant contribution to the locality's heritage. Should a public enquiry be held?
2015/4485/P	Clive	95 Fitzjohn's Avenue	01/09/2015 12:54:23	OBJLETTE R	This house is historically important and there is no need for its increase in size, nor to make loud/ugly alterations. I would recommend the council takes a utilitarian approach and dismisses the plans, keeping residents and fans of the area happy. We must reverse the trend in the area of making already large houses even larger. The character of Hampstead is its charm and must be preserved at all costs.
2015/4485/P	S. Wocker	107 Heath Street London NW3 6SS	01/09/2015 12:19:57	OBJJEMPER	I strongly object to this application on this site of historic local significance. There is simply no need for it. It will needlessly destroy a quiet conservation area and is wholly inappropriate. Common sense would enforce the rules already passed that will take effect next year.
2015/4485/P			02/09/2015 00:07:11	OBJ	<p>I strongly object to this Planning Application for the following reasons:</p> <ol style="list-style-type: none"> 1) Grove Lodge is a historically significant Hampstead House. The demolition of the existing porch, the building of a new front entrance and the creation of a new window in the original "Galsworthy" extension will detrimentally alter the appearance of the house and remove the historic connection to the paintings of John Constable. Such an application shows arrogant disregard to the historic nature of this property, which once fundamentally altered is irrecoverable to future generations in the community, as well as to historians and artists. The destruction of historically significant buildings by one set of people to suit their own bland modern taste, which will likely be quickly dated, should be rejected. 2) Hampstead Conservation Area Design Guide Advice indicates 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". Given that Grove Lodge is listed Grade II, the application to demolish the existing porch should be rejected. 3) The proposed new basement is excessive and will cause significant disruption and inconvenience to local residents for up to two years. 4) The building of such a large basement risks causing significant structural damage both to Grove Lodge itself and to other historically significant houses adjacent to Grove Lodge (e.g. Admirals House and Terrace Lodge) by altering the underground water courses. Any displaced water needs to go somewhere and it is not within the control of the person undertaking the development as to where that will be. The water table also rises and falls with the seasons. Once a water course has been altered there is no knowing what damage to other properties may result. Given the high incidence of underground water courses throughout the Hampstead area (and the resulting problems caused when basements are built without thought to the impact on the underground water courses) basement developments of this type should be rejected as both risky and not in keeping with the historic nature of the buildings and area concerned. In this regard I would draw your attention to the example the Artists studio in New End which literally ended up with a swimming pool in the basement which no amount of pumping could solve. It eventually had to be filled in. <p>NOTE: PLEASE DO NOT PUBLISH MY NAME OR PERSONAL DETAILS ON ANY PUBLIC DATABASE.</p>

29 Flask Walk London NW3 1HH

Gideon Whittingham
London Borough of Camden

27/08/15

Re: 2015/4555/L and 2015/4485/P
Grove Lodge, Admiral's Walk London
NW3 6RS

Dear Mr Whittingham

We wish to object to the above planning applications for Grove Lodge.

Overdevelopment

Since withdrawing the first application, the owner has reduced the area of the basement he seeks to create. However the new area of 220m² still represents an overdevelopment of the site. The building programme will last for at least 18 months involving over 1,400 lorry movements. In the experience of Hampstead residents who have endured the disruption caused by such large scale developments, the build time will over-run and the number of van and lorry movements serving the site will be far greater than estimated.

Hydrology

The issue of underground water has to be meticulously investigated. Admiral's Walk sits above a deep bowl of land west of and at a lower level than the Whitestone Pond. In effect, there is an underground aquifer of groundwater beneath much of Hampstead that lies above the 90 metre contour. Almost every property constructing a basement in Hampstead will be setting it partially into the aquifer and will almost invariably affect movement of groundwater beneath adjacent and nearby properties. Whether or not this affects the structural integrity of those properties will depend upon the nature of the measures taken in constructing the basement.

Traffic disruption

The project will cause traffic disruption not only in the immediate environs of the build but over a much wider area of Hampstead, given the regular and large number of car commuters (morning and evening); school run vehicles (morning and afternoon) and general traffic, seeking to use a well known short cut, that bypasses Hampstead centre, running from Whitestone Pond, via Lower Terrace (at the rear of the Grove Lodge site) then down Froggnal to Finchley Road and Swiss Cottage.

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Camden Council Customer feedback and enquiries

Comments on a current Planning Application - Ref. 10210437

Planning Application Details

Year 2015

Number 4555

Letter L

Planning application address Grove Lodge, Admirals Walk

Title Dr.

Your First Name Kelley

Initial

Last Name Kirclin

Organisation

Comment Type Object

Postcode NW3 6UT

Address line 1 9A Church Row

Address line 2 LONDON

Address line 3

Postcode NW3 6UT

E-mail

Confirm e-mail

Contact number

Your comments on the planning application

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Camden Council Customer feedback and enquiries

Comments on a current Planning Application - Ref. 10210437

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No files attached

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Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	10210437

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4555/L			02/09/2015 00:11:16	OBJ	<p>I strongly object to this Planning Application for the following reasons:</p> <ol style="list-style-type: none"> 1) Grove Lodge is a historically significant Hampstead House. The demolition of the existing porch, the building of a new front entrance and the creation of a new window in the original "Galsworthy" extension will detrimentally alter the appearance of the house and remove the historic connection to the paintings of John Constable. Such an application shows arrogant disregard to the historic nature of this property, which once fundamentally altered is irrecoverable to future generations in the community, as well as to historians and artists. The destruction of historically significant buildings by one set of people to suit their own bland modern taste, which will likely be quickly dated, should be rejected. 2) Hampstead Conservation Area Design Guide Advice indicates 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". Given that Grove Lodge is listed Grade II, the application to demolish the existing porch should be rejected. 3) The proposed new basement is excessive and will cause significant disruption and inconvenience to local residents for up to two years. 4) The building of such a large basement risks causing significant structural damage both to Grove Lodge itself and to other historically significant houses adjacent to Grove Lodge (e.g. Admirals House and Terrace Lodge) by altering the underground water courses. Any displaced water needs to go somewhere and it is not within the control of the person undertaking the development as to where that will be. The water table also rises and falls with the seasons. Once a water course has been altered there is no knowing what damage to other properties may result. Given the high incidence of underground water courses throughout the Hampstead area (and the resulting problems caused when basements are built without thought to the impact on the underground water courses) basement developments of this type should be rejected as both risky and not in keeping with the historic nature of the buildings and area concerned. In this regard I would draw your attention to the example the Artists studio in New End which literally ended up with a swimming pool in the basement which no amount of pumping could solve. It eventually had to be filled in. <p>NOTE: PLEASE DO NOT PUBLISH MY NAME OR PERSONAL DETAILS ON ANY PUBLIC DATABASE.</p>

2015/4555/L	dennis mcginness	22 wells house well walk londonnw31le	01/09/2015 12:55:58	COMMEM AIL	<p>The demolition of a listed building is criminal and planning should throw these planning applications out. The removal of trees including one ancient lime should not be considered. The building or extension built for John Galsworthy should remain intact as it remains to be the part of the old farmhouse and to remove it to build an extension to the length to the garage would look out of character to the concept of the original and totally out of keeping with Admirals House architecture. Parking and lorry movements will prove to be hazardous and potentially dangerous to anyone using this tiny road.</p>
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2015/4555/L

02/09/2015 00:11:16 OBJ