

Dear Gideon,

I am writing to object to the above applications. I do so on the following grounds:

1. DP25 states that the council will “take account of Conservation Area statements... when assessing applications”. The Hampstead Conservation Area Statement says that “porches etc, are essential to the character of the Conservation Area and need to be retained and restored”. The plans for Grove Lodge involve the demolition of the existing porchway, entirely contrary to the statement.
2. DP25 goes on to say that the council will “prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention”. There are clearly no exceptional circumstances that warrant the demolition of the existing porch, garage, or rear extension, and it would fundamentally alter the outlook of the property with no just cause for doing so.
3. There is an existing public right of way that runs alongside Grove Lodge and around the rear of Terrace Lodge. The applicant’s plans involve constructing a fence and gate in this location, thereby closing it off and preventing access to the public. The applicant has no legal right to do this.
4. There are four existing, very large, mature lime trees along the public right of way on Admiral’s Walk. All four are protected by TPOs. The application seeks to remove one of these trees. The proposed replacement tree, at only 350-400cm tall, is completely inadequate.
5. The neighbouring properties at Terrace Lodge and Admiral’s House have commissioned an assessment of the applicant’s BIA, which you have access to. The report details a number of inaccuracies, the details of which I will not go into as you have these already, but suffice to say that it does not properly take account of the water course underneath the houses (there is a well in the basement of Admiral’s House that is fed from this river), or the instability of building a 2000 square foot basement right next to a 1700 home that has inadequate foundations.

I would urge that this application be rejected.

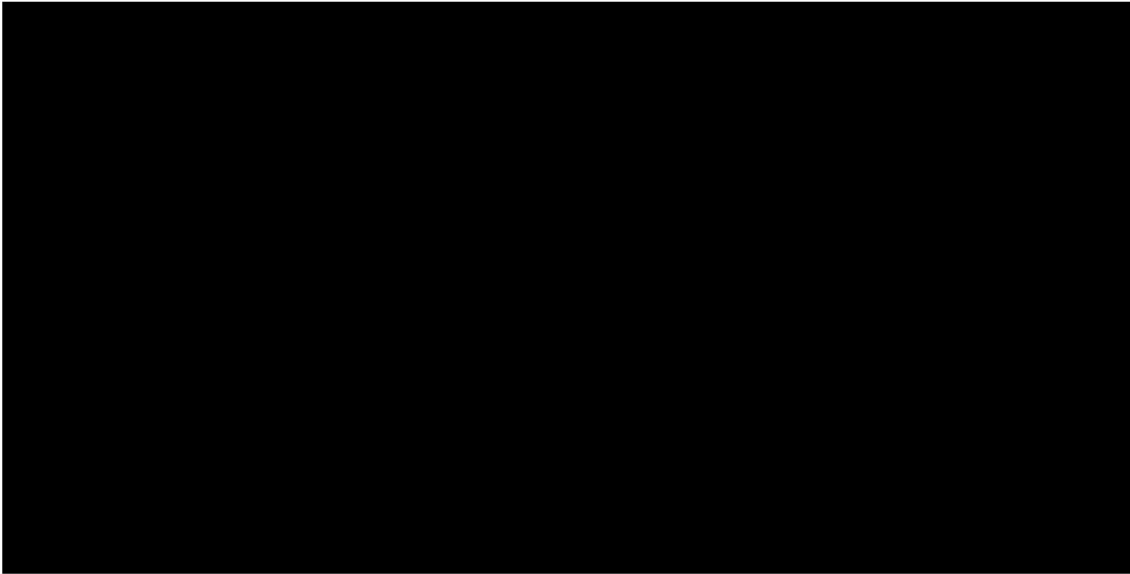
Kind regards,

Tom

Councillor Tom Currie
Hampstead Town Ward
Conservative Party
Camden Town Hall
Judd Street
London WC1H 9JE



tom.currie@camden.gov.uk



Dear Gideon,

The above application totally breaches DP 25 and the character of the Conservation would be violated. The BIA is faulty and DP 23 and 27 would be breached. A TPO tree would be replaced by a significantly smaller tree. There are no adequate noise and traffic management proposals.

The public right away would be blocked.

Clearly this application should be rejected.

Best Regards

Oliver Froment

10 Pilgrim's Lane NW31SL