



The Heath & Hampstead Society

P.O. BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2015/6278/P

Address: 15 Lyndhurst Terrace, NW3

Description: Demolition. New house

Case Officer: Zenab Haji-Ismail

Date 4 January 2016

We have no objection to the demolition of this existing house, which has no architectural or townscape merit.

We raise objection to aspects of the proposed new house, on these grounds:

1. The form, massing and architectural detail of the house are extremely disappointing, in this important enclave of our Conservation Area. It seems to have no positive form, with varied elements in different materials. The proportions of the windows to the roadside elevation are particularly discordant, bearing no relationship to adjoining or adjacent houses. The extensive areas of translucent cast glass ("Linit") would lead to unacceptable levels of light pollution. This is really not good enough for our Conservation Area.
2. The proposed roof terrace, at 3rd floor level, would be intrusive to neighbours, leading to substantial overlooking and noise pollution.
3. Insufficient care is taken to protect the fine lime tree in the adjoining garden of Elmbank next door. This tree makes a big contribution to the character of the CA, and must be preserved. The arboricultural report inaccurately describes it as having "very low amenity" value, and recommends that it be felled or replaced. This is outrageous, especially since it is located in a neighbours's garden. This comment must be excluded.
Our Tree Officer will comment further.

In its present form we must call for refusal.



Dear Ms Haji-Ismail

Application 2015/6278/P

I am writing to comment on the application to demolish the house at 15 Lyndhurst Terrace and to erect a new building on the site. I understand that the deadline for comments has been extended to 20 January 2016.

I have known the site for sixty years and my parents lived at no 15 for thirty years from the mid seventies until their deaths ten years ago. I also have some experience of planning and construction, having been a founding commissioner at the Commission for Architecture and the built Environment and Chairman of their Design Review panels

The present house is modest, sits comfortably in the conservation area and balances the mass of the building with garden space at the front and rear, though the front garden has recently been removed to provide parking for a second vehicle

The proposal significantly increases the size and height of the building, creates a new basement filling 70% of the site and removes most of the rear garden. It also adds a second storey to create a new roof terrace

The construction of the new basement is likely to damage and significantly shorten the life of the mature horse chestnut in the garden of no 17, a tree that adds to the amenity of the location and provides a fine terminus to the view up Lyndhurst Terrace from Lyndhurst Road. The tree is said to be decaying, but I am not aware of significant deterioration in recent years. In any event, the basement comes close to neighbouring properties and could be regarded as over-development, as it would in Kensington where such major excavations beneath and between existing houses are not now tolerated

The increase in the height of the house through the addition of a full storey will block views and reduce light to the north facing windows at no 13. The new roof terrace provides a small area for recreation, but this is only necessary because the increase in the footprint of the house eliminates most of the south-west facing rear garden from which trees have also been removed in recent years. This terrace will also have an impact on the privacy of neighbours

For these reasons I hope that planning consent for the present proposal will be refused until a lower, less massive and intrusive proposal is put forward by the owner

Yours sincerely

Sir Nicholas Serota

Please note that any information sent, received or held by Tate may be disclosed under the Freedom of Information Act 2000

THURLOW ROAD NEIGHBOURHOOD ASSOC.
The Garden Flat
8a Thurlow Rd.
London NW3 5PP

Camden's ref : 2015/6278/NEW
re. The Old Coach House , 15 , Lyndhurst Terrace , NW3 5QA

Dear Zenab Haji-Ismail and Camden Planning Officers ,

The TRNA. strongly objects to the above application for the following reasons :-

1. The Old Coach House is listed in the Conservation Area Statement as "making a positive contribution to the Conservation area" therefore we object to it being demolished.
2. The Old Coach House is a rare example of distinguished local architect Ted Levy's work -- rarely are his designs for detached houses and this one is unique so should be preserved .
3. The proposed replacement is far too big for the small plot , 3 times the size of the sympathetic current Old Coach House .
3. The proposed new basement is far too extensive , covering over 65% of the entire plot and almost all the existing small back garden , prohibiting any tree or shrub planting . So it is very environmentally unfriendly .
4. All other neighbouring houses are on bigger plots and have gaps between them and at least one side entrance : the proposal is to build 2 stories right up to the North and South boundaries , in the process semi-detaching it to the old garage at No.17 next door .
5. The second floor roof terrace is unprecedented in the neighbourhood and will overlook all its neighbours' gardens as well as causing light and noise pollution . It is only wanted because all the garden is proposed to be built or parked over .
6. The street (East) facade proposes to extend excessively forward of the front building line -- from the portico of No. 13 to the front of the garage of No.17 . Sheer greed/profitteering ! as the proposal already triples the size of the existing house .
7. The extent of the proposed building and basement will prohibit any replanting of the 5 healthy "protected" trees recently illegally felled and not replaced despite assurances to Camden's Tree Officer .
8. The Old Coach House was until 2002 the family home of Baroness Dame Bea Serota , who was an early woman minister under Harold Wilson , son Sir Nick Serota (Director of The Tate , founder of Tate Modern and the Turner Prize) and Judith Serota (head of the Spittlefield Festival) .
10. In no way does the proposed development fulfil the requirement for demolition in a conservation area of being an improvement on the existing house .

Therefore we the T.R.N.A. object to the above application and request you to refuse it .

Yours faithfully ,

A black rectangular box redacting the signature of Ms. Joan Page.

Ms. Joan Page
secretary of and for the Thurlow Road Neighbourhood Association