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From: Emma Vickers [REDACTED]

Sent: 31 January 2016 19:30

To: Planning

Subject: 15 Lyndhurst Terrace NW3 Appl 2015/6278/P

Dear Ms Haji-Ismail,

I am writing to comment upon and protest about the above application. My comment is that The Old Coach House, as it currently stands fits easily and well into its space. Until recently it was a well maintained property which greatly enhanced the attractiveness of the community. I have lived opposite at 19 Thurlow Road for 30 years. In the past years the building and its adjoining land has been allowed to deteriorate. This however is no reason why permission should be granted to demolish the building to build something considerably larger and more intrusive at all levels. In particular I wish to protest about the application to dig a basement at this site.

Basements added to already congested dwelling areas are architectural and ecological interferences, and in this part of Hampstead a potential danger to existing residents in many ways.

The potential to cause damage to the existing site and adjoining properties in this area has been well researched and documented.

The previous occupant and owner of The Coach House was Baroness Serota. Her husband, a structural engineer, surveyed Thurlow Road and even twenty years ago was concerned about the evidence of subsidence and damp issues arising from building activities on this road with its underground springs and other Hampstead waterways, many unmapped, being disturbed.

Even when trees were planted too close to the edge of the house next door Baroness Serota protested that roots would eventually undermine the foundations of the building and after 10 years her fears have proved well founded as there is evidence of movement and undermining from a new root system.

The digging of a basement for any new property proposed on this site would be hugely disruptive and potentially damaging to all the surrounding dwellings, and beyond given the sloping topography of Thurlow Road and Lyndhurst Terrace. Developers or house owners who wish for basements should not consider putting these into buildings in a Conservation area where the impact of excavating and strengthening the foundations is unknown and disruptive to the neighbourhood.

I therefore ask you to consider very carefully any planning application for this site that includes a basement.

Finally I note that unlike all the other applications listed on your site there is no named applicant. I should like to know why this is and if available who is lodging this application.

Yours sincerely,  
Emma Vickers  
Garden Flat, 19 Thurlow Road,  
London NW3 5PL.