

APPLICATION 2015/6278/P

CHAMBERS OF ALEX VERDAN QC
4, PAPER BUILDINGS TEMPLE LONDON EC4Y 7 EX

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Ms Z Haji –Ismail
Planning Officer LB Camden
2nd Floor, 5 Pancras Square
C/o Town Hall, Judd Street,
London WC1H 9JE

8 February 2016

By Guaranteed Delivery

Dear Ms Haji –Ismail,

RE: 15 LYNDHURST TERRACE NW3 5QA APPLICATION 2015/6278/P

I live fairly close to the premises under consideration. I have seen the plans, application and other relevant documentation. I whole heartedly support the application for the following reasons:

1. The existing house is a depressing and poorly finished property. It is a rotten and embarrassing example of the work of Ted Levy. (It is amusingly called an “Old Coach House” by some, when in fact at the time it was built travel by horse drawn coaches had ended in London many decades earlier.)
2. The details of the development show it will enhance Lyndhurst Terrace. The existing house sits uncomfortably with its neighbours and it is out of balance with

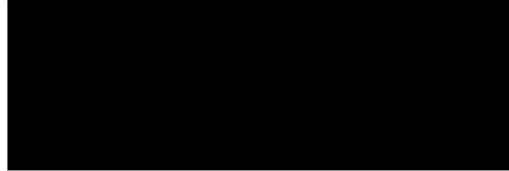
neighbouring properties. Arguably these days planning permission would never be granted for construction of the existing building for this very reason. The proposed development will sit comfortably in the existing site and is attractive and far more sympathetic to the conservation area. The new building will benefit from varying and attractive different materials which will enhance neighbouring properties very much as modern properties sit easily with traditional ones in the close by Downshire Hill NW3.

3. The front garden has recently been removed. The development will provide a new one; it is environmentally friendly.
4. Any increase in the size and height of the building is to be welcomed as the current one is not only ugly but also completely out of harmony with its far higher and impressive neighbours. Sensibly the plans allow a new basement which as far as I can see is in no sense of any dimension comparable to some of the more objectionable basement extensions in Mayfair and Notting Hill.
5. It would seem that much is made of the possibility of damage to a decaying and nearly dead looking horse chestnut, which as it turns out is in fact not on the property to be developed. What may or may not be going to happen to this tree is of course pure guesswork. (The tree itself sadly resembles one appearing in pictures of no man's land in the Great War which has been subject to gunfire: it is a sad eyesore in any event.) The development importantly in fact in no way reduces the existing number of trees at or around the site
6. Any possible potential reduction in views from neighbouring properties cannot be a reason for refusing permission otherwise few, if any, developments in London would ever be permitted.

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The application in my submission replaces an existing miserable building (which I often walk past) with an attractive and sympathetic one; it should be granted.

Yours Sincerely,



MICHAEL STERNBERG QC KFO MCI Arb FRSA