

45, Kingfisher Way
Marchwood
Hampshire
SO40 4XS
6th March 2016

Mr Rob Tulloch,
Planning officer,
Camden Town Hall,
Judd Street,
London,
WC1H 9JE

Dear Mr Tulloch

Re - Planning Application 2015/7079/P, 2015/7300/L
11 Rossllyn Hill, London, NW3 5UL

I wish to object to this planning application for these reasons.

1, Over Development of the site.

This is a listed building within a conservation area, which abuts Lyndhurst Hall a Grade 2* listed building. The scale and depth of this proposed extension is totally out of proportion within the context of the site.

The huge scale of this proposed development is in contrast to the council's own planning advice which can be found on Page 8, paragraph 2.6 of Camden Planning guidance for Basements and Lightwells. Which states, "The Council's preferred approach is therefore for basement development to not extend beyond the footprint of the original building and by no deeper than 1 full storey below ground."

This development extends beyond the footprint of the original house and is 2 storeys in parts.

2 The close proximity to Lyndhurst Hall.

This new application is for one of the basement extensions to be built even closer to the Grade 2* Lyndhurst Hall than the previous application. The proposed Television/games room basement will come within 75cm of the flank wall of Lyndhurst Hall.

The applicant has not proved beyond all reasonable doubt that the stability of Lyndhurst Hall will not be adversely affected. Page 14, paragraph 3.1 of the CPG, Basements and Lightwells, states "The council will only permit basements and other underground development where the applicant can demonstrate it will not cause harm to the built and natural environment and local amenity." The risk to Lyndhurst Hall is reported to be Burland category 2. Having researched Burland, the risk of some damage caused by ground movement from the close proximity of the proposed basement is very likely. As Lyndhurst Hall is a Grade 2 * listed building, the council has a duty to take every effort to preserve it, and allow nothing that would affect its character or special architectural and historical interest.

I will remind you of Article 1 of the first protocol. protection of property (Human Rights Act). Any public authority's negligence that leads to property destruction may breach this right.

3 Loss of Amenity and the ability to continue working as a business.

The council admits on page 8 paragraph 2.5 of the CPG Basements and Lightwells that “the construction of larger basement developments requires more extensive excavation, resulting in longer construction periods and greater numbers of vehicle movements to remove spoil. These extended construction impacts can have a significant impact on the adjoining neighbours through disturbance, through noise, vibration, dust, traffic and parking issues.”

Lyndhurst Hall is the home of Air Studios, Britain’s most iconic recording studio. It is here that Paul McCartney, Adele, Mark Ronson, Cold Play and Ellie Goulding to name but a few have made recordings, some of the greatest film scores of all time have also been recorded at these studios.

Air studios are an iconic piece of Camden history; it is something the council should be promoting and protecting, something you should be truly proud to have within your community.

The noise and vibration caused during construction of the proposed basement, 75cm from the flank wall, plus the other 2 basement extensions, including one which is 2 stories in depth, will mean that Air Studios will not be able to carry on recording music and it is highly likely that they will be forced to close.

The loss of the business, earnings and employment is a material planning consideration.

This would be an irreplaceable loss not just for Camden, but also Britain.

This is an exceptional case and should be viewed as such.

I ask that this application is refused.

Yours Sincerely

-

Alison Hoare

