

Address: **11 Rosslyn Hill London NW3 5UL adjacent to Air Studios (Lyndhurst Hall)**

Planning Application Ref: **2015/2089/P** Associated Ref: **2015/2109/L 2015/7079/P 2015/7300/L**

*****REVISION - Second basement to west of property removed from proposal*****

From: Valerie Harris 29 St Dunstan's Close, Canterbury, Kent CT2 8LP Objection 3 12.7.16

Dear Mr Tulloch,

My previous objections in January and March remain valid and relevant. On this latest amendment the removal of the west basement media room is welcome. However the vast double storey swimming pool basement continues to pose grave concerns for the structural safety of Lyndhurst Hall, for the viability of Air Studios and the setting of the listed buildings/conservation area.

Excessive Basement - Pre-application advice concerning the basements was that, 'A subservient basement (perhaps half the footprint of the existing building) under the rear garden....might be possible'. This latest amendment proposes 151 square metres of new basements mainly to the front of the house. This continues to exceed the 57sq m advised and remains damaging to the internal character of 11 Rosslyn Hill, a listed Georgian building.

Noise/Vibration concerns – It is essential that Air Studio's existing noise and vibration free recording conditions are unaffected at all times. Alan Baxter Ltd cannot compare the noise and vibration tolerance of The London Clinic basement, St Martin-in-the-Fields basement cafe and shop and The Royal Free Hospital basement with the requirements for silence of the World Class and World Renowned Air Recording Studio. Civil Engineering Dynamics Ltd is very clear on the dangers posed to the sound quality of Lyndhurst Hall and of Air Recording Studio's business in its objection report and addendum report of February and April 2016.

Complex Ground Water Flows – MH de Freitas, Director First Steps Ltd, and Emeritus Reader in Engineering Geology, Imperial College London through his research of records for the site finds complex ground water conditions around Lyndhurst Hall. Changes to ground water conditions and flows as a result of the excavations are likely to impact on ground settlement and heave and on the structural and acoustic quality of Lyndhurst Hall. This has not been given due significance and consideration in the application details.

Structural Concerns – CampbellReith's audit of the submitted Basement Impact Assessment finds it simplistic and lacking in details. Especially in preventing loss of fines during dewatering, which could cause settlement of Lyndhurst Hall's foundations, and in pile design where more sophisticated detail design is required. Lack of essential design detail raises deep concern for neighbouring properties, Lyndhurst Hall in particular, and represents a failure to respect Camden's Basement Policies and Planning Guidance for the maintenance of structural stability/viability of neighbouring properties and businesses.

Setting of Listed Building/Conservation Area - As the garden studio will be rebuilt without the pitched roof and solar slates, this application gives no visual gain to the conservation area, the setting of the listed buildings and no sustainability benefits.

Conclusion - The original intention in the Design and Access Statement was to develop this fine Historic Building (11 Rosslyn Hill) in a sensitive way, to protect and enhance its setting and historic integrity, to enhance the setting of the neighbouring Lyndhurst Hall and improve the relationship between these two historic buildings. However the restrictions of the site and the sensitivity of the juxtaposition of these two completely different and individually marvellous listed buildings are such that the extensive development proposals remain overwhelming and damaging and should be refused.