

Ref: 602_Lymington Road_Planning objections responses03rd August 2016

Kristina Smith
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Ground floor flat, 15 Lymington Road, London, N6 4BQ – Ref 2016/2597/P

Dear Ms Smith,

Further to objections lodged by some of the neighbours we have prepared the following responses to their objections. We met with the immediately adjacent neighbours (The first floor flat at 15 Lymington Road and the ground floor flat at 13 Lymington Road) to go through their concerns prior to the lodging of the objection. On balance all the objections have been either considered as part of the development of the scheme or do not form relevant planning policy considerations.

Our response to the concerns raised are as follows, referring to each point in turn as listed in the objection letters.

Flat 1, 17 Lymington Road objections

1. Concerns were raised with regards to subsidence. We would highlight that a detailed site investigation report has been carried out, and a registered structural engineer is appointed for the design of the basement and will supervise the works during construction. A basement by virtue of effectively creating a deep foundation would actually improve structural stability upon completion and detailed temporary works proposals will be required from the contractor upon appointment and before the commencement of works.
2. The site is not located within a flood risk zone. Furthermore, site investigations have confirmed the standing water level as detailed in the soil investigation report. These give no reasons for concern.
3. Traffic will be controlled through the CMP which will also be monitored through the course of construction.
4. The living roof will actually be an enhancement of the building, given the existing condition of the current extensions. It will provide a green aspect where currently there is only an old bitumen covered flat roof which cannot be considered to be making a positive contribution to the conservation area.

Flat 1, 13 Lymington Road objections

1. It is not considered that the overall height will create any issues of overshadowing. 13 Lymington Road lies to the West of the property and the rear extensions of both properties are already overshadowed by virtue of the fact that they are North facing. Currently there is vegetation grown to a similar height so the condition would be no worse than the existing. In addition, the extension to 15 Lymington Road extends considerably less far into the garden than that of 13 Lymington Road. The option of retaining some of the existing extensions was considered, however it was felt that these offer no architectural merit, and overall it would be more sympathetic to the existing building to create a simply articulated extension.
2. The existing pitched roof has no real architectural value – the tiles are modern, a single glazed conservatory has been added and there are no features of merit. It was felt that a green roof would provide a much more valuable amenity and provide a much improved outlook for the other properties. It was not felt that the integration of this roof was successfully achieved at number 13.

3. As above, it was considered that a relatively simple approach to the appearance of the extension would create a visually subordinate relationship, with the intention to be to remove the visual clutter from the existing rear elevation. In addition, and in line with pre application advice, the overall height has no greater visual impact than the existing extensions and the overall depth of the extension is no deeper than those that already exist. It should be noted that the extensions to 13 Lymington Road are considerably deeper in plan than those of our proposals.
4. In terms of symmetry, considerable modifications have already historically been made at ground floor level to both 13 and 15 Lymington Road. There are no changes proposed to the appearance of the upper levels so the symmetry will not be affected above ground floor level. As noted in the objection, the rear of the property is not visible anywhere from the street.
5. Living roofs are generally Sedum which are capable of self-regeneration and growth with very little maintenance. The Northerly orientation is not a significant consideration and just needs suitable plants to be selected, therefore this concern is unfounded.

Flat 2, 13 Lymington Road objections

These objections are a repetition of the objections raised by Flat 1 so there is no need to address these point by point. All the points in this objection have been considered and are addressed above.

Summary

On balance it is not felt that any of these objections provide reasons for refusal on planning policy grounds and all of the matters raised have been seriously considered as part of the development of the design. The proposals would create a lasting addition to the area of architectural quality, which would make a valuable contribution to the conservation area. We are happy to discuss the proposals further if required and would reassure concerned parties that the basement design has been undertaken under consultation of a qualified engineer and with full soil testing carried out.

Yours sincerely,

Jonathan Tipper
Architect

For and on behalf of Gregory Phillips Architects