

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

22nd August 2016

RE: Ground floor flat, 15 Lymington Road, London, NW6 4QB – Ref 2016/2597/P

I am writing with reference to our previous objections to the above application and to the subsequent response from the architects, Gregory Phillips Architects (dated 3rd August 2016).

Having read the response, I believe the objections still stand and would like to clarify one or two points and trust these will be included in your evaluation of the proposal. I also note that as of today, nobody from Camden has requested access to number 13 Lymington Road to review the situation from the site and I feel this should take place prior to a final decision being reached.

Firstly, apart from the lack of sympathetic design or repair/reinstatement of original features, the overriding concern is that of the unnecessary height of the proposed extension when compared to any existing or neighbouring properties, the damage that does to the conservation area and that height's direct abutment to the boundary between 13 and 15 Lymington Road.

Overshadowing may well be slight, however, the visual outlook impact remains and the fact there is currently vegetation to a similar height cannot be compared to placing a brick wall in place of that vegetation.

The proposed plans show that the internal ceiling height of the extension has been planned at around 2.6m (substantially higher than the existing kitchen extension) and this therefore requires a higher external finished height to which we are objecting. The proposed or adjusted extension can still be accommodated with a simple loss of some of the internal



Flat 1
13 Lymington Road
London NW6 1HX

ceiling height which would still be well within Building Regulation requirements etc.
Removal of the living roof would also reduce the required finished height.

Secondly, the fact that the current extension roof and the sloping extension at number 15 are in a poor state of repair and do not conform to original materials does not condone the original design to the scrapheap altogether. Part of the project should restore and improve these so that the development does in fact enhance the character and appearance of the local area or buildings without causing additional damage.

Please contact me to arrange a site visit to review these points in situ.

Yours,

Mr. & Mrs. C. Marks