

2 Upper Terrace
London, NW3 6RH

For the attention of Gideon Whittingham
Camden Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Email to Camden.gov.uk/planning
By fax to: 020 7974 5921

Application Ref: 2015/4485/P

7 September 2016

Dear Sirs

Re: **Planning Application Consultation**
Application Ref: 2015/4485/P
Grove Lodge, Admiral's Walk,
London NW3 6RS
Notification of Committee Date: 8 September 2016 at 7pm
Proposal of side and rear extension, basement and
outbuilding along with soft and hard landscaping and
associated alterations following removal of existing
extensions

We are writing to you as we are opposing the planning application that has been put forward in regard to Gove Lodge. This is for a number of reasons which we believe still holds true despite the attempts to modify the application.

Heritage Arguments

- (1) This was the home of an extremely well known writer, John Galsworthy who won the Nobel Prize for Literature. Therefore the house and the style of the house itself has great historic importance. It should be left as it is in memory of John Galsworthy as it adds to the literary tradition and history of Hampstead. Any alterations to it in this fashion gives visitors to the area a totally wrong impression of the nature of the house that John Galsworthy actually lived in. It is very important that such a house is preserved in its current state as this house is clearly part of the history of the area and part of the history of English literature.
- (2) Living in the area we are aware of the many literary tours that go round this part of Hampstead especially to see (if only in some cases from the outside)

various houses such as Fenton House, Admiral's House and the other historical houses in this area such as the houses that Constable and George Romney lived in for periods of time. It would be totally wrong to make the changes that are now being applied for in regard to this house as this completely ruins the total appearance of that house and takes away a considerable part of its charm.

(3) Danger of water leakage

This house is on a high "location some 400 feet or so above sea level. However it is the case that there were many rivers and water courses that exist in this area that have been built over in the course of many years. Every time there is further penetration or digging down into these areas and new building works are carried out there is a danger that the water that has been effectively built over or suppressed in this way will have to find other routes to move through. We understand that problems are beginning to appear in Hampstead in other properties as a result of backed up water and that Admiral's House itself next door to Grove Lodge has itself suffered damage (a crack has appeared on one of its walls which a structural engineer has considered has been caused by building works undertaken at Fleet House). Continual building and excavating work of this nature with the heavy pounding that is involved means that serious problems will no doubt reveal themselves in the years to come. There has been far too much activity of this nature going on in relation to the building of such underground rooms, cinemas, swimming pools etc and we support the cessation of such further digging activities for these purposes given the unknown consequences or effects these constructions must give rise to in the future. The outcome of such matters has not been seriously considered in this matter in a way that could be considered sufficiently scientific.

We would therefore press for a complete re-think by the Committee in regard to these matters as we believe that the problems that are likely to occur in the future will come back to haunt Camden in the years to come.

We would be grateful if you could add this submission to the other submissions that have made against this proposal.

Yours faithfully



Henry Raine and
Professor Rosalind Raine