

Hazelton, Laura

Subject: FW: Objection to Planning Application - 2016/6238/P - The House, Lissenden Gardens, NW5 1ND

From: Ingrid Foxton

Sent: 22 December 2016 01:02

To: Hazelton, Laura

Subject: Objection to Planning Application - 2016/6238/P - The House, Lissenden Gardens, NW5 1ND

Ingrid Foxton, 29 Clevedon Mansions 21/12/2016

I object strongly to the planning application for The House for the following reasons:

The effect on the character of Lissenden Gardens of the over-development of this site. The suggested height, bulk and mass of this property far exceeds the scale of the original gardeners/caretakers house. It also appears that a different scale has been used for this planning application, compared to the original planning application and build of The House, making it harder to compare plans and easier to exceed previous height limits. The proposed extensions will look overbearing and ugly. It was a small site, with a small house and it should not be extended to the extent that it encroaches on the character of Lissenden Gardens.

The Design. The design of the extension has no, in my opinion, architectural value compared to its surroundings and does not enhance, but detracts from the surrounding Victorian mansion blocks. One only has to look at the Grand Designs House of the Year winner, built by architect Richard Murphy at the end of a Georgian terrace, to see how a modern, outstanding, inspirational design can add visual quality to a listed/conservation area. Councils are under a legal duty to have particular regard to the desirability of preserving or enhancing the character and appearance of a Conservation Area.

The significant loss of garden space. The garden space of this property has always been an integral part of its character and of that open aspect of Lissenden Gardens. It should not be reduced to a point where it is out-of-scale or fails to meet the present and future occupiers need for adequate useable private amenity space.

Change-of-use-application for commercial use of the property. This is a residential Conservation Area and would not support an increase in noise, parking, business visitors. If the property was sold, planning officers should consider the implications of this change-of-use and the effects on our community.

The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring leaseholders and tenants. The proposed extension will also will block the view of the mansion flats for people coming into Lissenden Gardens from the Heath.