

Adrian Phillips
Flat 3
16 Lyndhurst Gardens
London
NW3 5NR

Rob Tulloch, Esq.
Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

16th December 2016

Dear Mr Tulloch

RE: DEVELOPMENT AT 16A LYNDHURST GARDENS: PLANNING APPLICATION 2016/6323/P

I am writing to object to both elements of the above planning application:

- A. Varying the design
- B. Disbanding the Construction Working Group (CWG).

A. VARYING THE DESIGN

The proposed change in design extends the floor plan of the second lower basement and introduces a light well that would drop down two levels. I object to this because:

- 1. It will involve further loss of green space at the first basement level.
- 2. It will further increase light pollution in breach of LB Camden's regulations:
 - Excessively large lightwells will not be permitted in any garden space.
 - Lightwells to the side or rear of a property should be set away from the boundary to a neighbouring property.
- 3. The engineering design has not been independently checked. In the Structural Methodology, the project engineers MNP state that they "would welcome these proposals being audited by ARUP once again." As far as I am aware this has not been done.

B. DISBANDING THE CWG

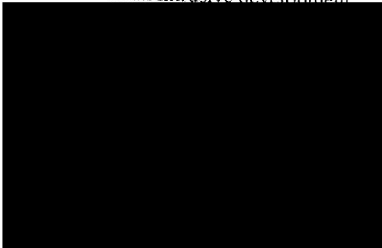
I object to the Developer's request to disband the CWG and ask that LB Camden dismiss it out of hand:

- 1. The time to remove the CWG was at the outset. It is now in place and should not be removed just at the most critical stage – excavation,
 - At the Planning Committee there was much concern about the impact of the development on neighbours, especially the adjacent Grade II listed building.
 - The original S106 negotiated with the Developer prior to the Public Appeal contained a CWG by mutual consent.
 - Subsequently, despite the Planning Inspector's decision that the CWG was not required, LB Camden felt otherwise and gave planning consent and signed the S106 retaining the CWG.

2. The CWG is the only vehicle enabling neighbours to hold the Developer to account. Of course, it is this very scrutiny and loss of freedom to do as they wish that is behind the Developer's request. Despite the Developer avoiding, delaying or failing to resolve matters, the CWG has been extremely effective at raising them – otherwise they would have been completely ignored or swept under the carpet:

- Concrete and rubble blocking a shared drain
- Noise exceeding acceptable levels over 40 times
- Unauthorised entry to a neighbours property
- Ongoing negligence of the raking prop system securing shared walls
- No attempt to monitor or control air quality and emissions
- Damage to an adjoining flat roof and ornate brickwork
- Damage to street paving outside the site
- Refusal to let the S106 appointed Structural Engineer have access to the site
- Refusal to pay the S106 appointed Structural Engineer's fee for attending the CWG
- Refusal to meet the neighbours legal costs associated with preparing the Party Wall Award

3. The CWG provides our only hope of influencing what continues to be a difficult relationship as well as an intrusive development.



Flat 1
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London
NW3 5NR

Rob Tulloch, Esq.
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London Borough of Camden
Town Hall
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WC1H 8ND

12th December 2016

Dear Mr Tulloch

Re: Development at 16A Lyndhurst Gardens/Planning Application 2016/6323/P

I have been informed of the above planning application, requesting consent for a variation in the building design of the property under development and permission for the S106 to be changed to remove the requirement to hold regular meetings of a local Construction Working Group (CWG). On behalf of the residents of no. 16 Lyndhurst Gardens I am writing to object to both of these parts of the application and urge you not to give consent.

1. Variation in Design

The proposed change in design extends the floor plan of Basement -2 and introduces a lightwell that drops down to this level. I believe that the Council should check the engineering plan for this design carefully. The engineers for the project, MNP, comment at the end of their Structural Methodology Statement that "we would welcome these proposals being audited by ARUP once again" and I would encourage you to do this.

The altered plan is likely to entail a loss of green space at Basement -1. In addition, the deeper lightwell will introduce further light pollution into the surrounding area, which I believe would be in breach of Camden's regulations for lightwells and basements, which state that:

- 2.22 Excessively large lightwells will not be permitted in any garden space.
- 2.23 Lightwells to the side or rear of a property should be set away from the boundary to a neighbouring property.

2. Requested Deed of Variation to the S106 Agreement

It is distressing that the owner/developer of 16A Lyndhurst Gardens is now seeking to disband the CWG. Characteristically, the application to do this has not been mentioned to the neighbouring residents and appears to have been carefully sneaked in at the end of the planning application. The CWG is an important forum for us as neighbours as it provides the only means to understand the development

process and timetable and to feed back our concerns to the developer. To date, the development has been a wretched experience for the neighbours, as it has led to:

- damage to an adjoining flat roof and ornate brickwork of no.16 Lyndhurst Gardens;
- persistently high levels of vibration and noise in excess of established limits;
- ongoing negligence in maintaining a raking prop system for the party wall with no. 16 Lyndhurst Gardens, leading to a hazard that the stability of this wall will be compromised;
- blockage of an adjoining drain with no. 18 Lyndhurst Gardens;
- an instance of unauthorised entry to no. 18 Lyndhurst Gardens by the contractors;
- no attempt made to monitor or control air quality and emissions.

The CWG is one of the few channels that neighbours have to discuss these issues, even if the developer has not sought meaningfully to resolve them. I urge you not to vary the S106 to remove the necessity for the regular CWG meetings to be held.

Yours sincerely

A solid black rectangular box used to redact the signature of Nick Cavalla.

Nick Cavalla

Flat 2
16 Lyndhurst Gdns.
NW3 5NR

Rob Tulloch, Esq.
Regeneration and Planning Development Management
London Borough of Camden
Town Hall
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London
WC1H 8ND

14th December 2016

Dear Mr Tulloch

Re: 16A Lyndhurst Gardens NW3; Planning Application 2016/6323/P

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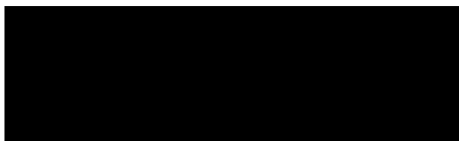
I am writing to object to this new application.

The proposed change in design extends the floor plan of the planned basement and introduces a deeper lightwell that will increase noise and light pollution to the neighbouring properties, in contravention of Camden's policy on the construction of lightwells.

The CWG is an important forum as it provides the only means for neighbours to understand the development process and timetable and to feed back concerns to the developer. To date, the development has been a disturbing experience for both the immediate neighbours and other residents, as it has led to very high levels of noise, disruption to pedestrian and motor traffic, a decline in air quality and a build-up of mud on the pavement and road surface.

The CWG provides a channel for neighbours to discuss these matters, and I urge you not to vary the S106 to remove the necessity for its regular meetings to be held.

Yours sincerely



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20 Lyndhurst Grd
London
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Yours sincerely

Ksenia Zaitseva



34 BELSIZE LANE
NW3 5AE

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FLAT 1
14 LYNDHURST GARDENS
HAMPSTEAD
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14. Lyndhurst Gardens,
London. NW3 5NR.

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Hampstead
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Lucie Gibson.

Flat 3
14 Lyndhurst Gdns
Hampstead
London
NW3 5NE

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R. Langley

Mrs. J. Aldridge
Flat 4
14 Lyndhurst
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