



Dear Mr Fowler,

I am writing to object to the above application to remove listed buttresses and replace them with new ones.

1. The buttresses are attached to a listed building and are therefore themselves listed. Together with the other buttresses the entire wall is an integral and notable part of the local conservation area, and it should only be altered for a good reason. Making life somewhat easier and cheaper to a private developer does not count as a good reason.
2. The structural engineer states that *'it is reasonable to conclude the buttresses were provided as an effort to ensure lateral stability of the brick boundary wall and are unlikely to provide any significant restraint to the house beyond'*. Camden should seek rather more certainty than a reasonable guess. A reasonable statement would instead be that they are an integral part of the structure of Lawn House. Further, the copper beech facing Lawn House could be put at risk during works to the buttresses.
3. The application makes no mention of any public benefit, simply because it has none. The uncertainty about the short and long term impact of the whole 29 New End scheme makes it irresponsible to take even more risk of ground movements or of direct damage to the house or to the copper beech. I also note that the developer has told the community that they can proceed with the original development even if this application is rejected.
4. The developer has told the community several times that this application is not aimed at building a larger basement eventually. However such good faith statements do not preclude an application for a larger basement later, when the development is more advanced. This would again pit the developer's interests against those of the community. Rejecting this application would send the clearest possible message that this is a dead-end.

For all the reasons above I urge you to reject this application.

I would be grateful for an acknowledgment of receipt

With my best wishes for the new year

Pascal Dubois-Pélerin

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