

Mon 12/12/2016

Dear Rob

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

We 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 (attached), 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.

Kind regards.

Nick Cavalla

Flat 1, 16 Lyndhurst Gardens NW3 5NR

Mobile:

Home:

N.B. In copy, the appointed independent engineer to the project and neighbours in nos. 16 and 18 Lyndhurst Gardens.