

**LCRA**  
**Lakis Close Residents' Association**  
29 Flask Walk London NW3 1HH



John Diver  
Development Management,  
Camden Town Hall,  
Judd Street, WC1H 9JE.

**Re 35 Flask Walk NW3 2017/1549/L & 2017/1328P**

Dear Mr Diver

11/04/2017

LCRA (we) represent Lakis Close NW3 1HH adjoining the proposed development. Lakis Close is a set of 8 closely built, mainly terraced houses plus No 29 Flask Walk which faces onto Flask Walk. Most only have outlooks to the front into Lakis Close and over adjacent gardens, as the rear elevations generally back onto walls or other proximate properties and have no fenestration. The development was completed in the early 1970s, contemporary with the *studio room/outbuilding* in the garden of No 35.

We object to the new plans and in specific, ask that Camden refuse permission for a) the studio room/outbuilding to be extended at roof level and b) for the window area to be enlarged and bi fold or equivalent window/doors installed at ground level.

We also object to both raising and extending the flank wall to Lakis Close, including adding a length of slate roofing to the wall and over the newly created passageway in the garden area of No.35, whereby this roof section falls towards Lakis Close with a gutter added to the Lakis Close side of the wall. This gutter will need a down pipe and access to drainage, location unclear.

**Lakis Close entry and roadway**

Without an agreed CMP, it is inevitable during the redevelopment programme that delivery/contractor's vehicles will frequently block the entrance to Lakis Close, a community of 8 properties and 9 garages. Although not mentioned in the applicant's documents, the entry to Lakis Close is double yellow lined and should not be obstructed at any time. A section of Flask Walk roadway just beyond Lakis Close is also double yellow lined. It seems likely the contractor is relying on these stretches being unobstructed to help facilitate passing traffic and deliveries. It is important to note that the double line section beyond the entry to Lakis Close is regularly used by disabled drivers to access Hampstead's facilities.

The Lakis Close roadway beyond the public highway is private and maintained by the residents. It also seems inevitable contractors vehicles will use this roadway to turn round. The Lakis Close residents refuse permission to any vehicle in connection with the works at 35 Flask Walk, to make use of this private roadway for any manoeuvre, and will take legal proceedings against the applicant if this happens.

#### **The proposed rear annex extension**

#### **The construction of a covered walkway or corridor**

#### **The described 'minor' alterations to the main grade II listed house.**

In the Hampstead Conservation Area Statement published by the Council this part of Flask Walk is described (in note form) as follows:

**1. 'Terraces line both sides of the street. Nos. 19-27 is a three storey flat fronted brick terrace, with bow windows at ground floor level that were later (1960s) alterations. Next to it the modern and boldly modelled No. 29 (1 Lakis Close) and Lakis Close behind, fit comfortably into the streetscape.'**

**2. Also noted in Pevsner: 'The Buildings of England'**  
**'On the north side, neatly fitted in, No 29 Flask Walk and Lakis Close, an alley of well detailed houses, grey brick and exposed concrete, 1973 , by Gerson Rottenberg (architect).'**

#### **1. Regarding Figure 3: of the previous application: 'existing ground plan'.**

We would like to draw your attention to that part of the drawn boundary of 35 Flask Walk to the Lakis Close roadway, which is shown outlined in red. This line is incorrect. The applicant has included a narrow adjoining strip bordering Lakis Close which is a flower bed and belongs to Lakis Close. OS and Land Registry plans clearly show the correct situation.

This was corrected by the previous applicant but nevertheless, affects the proposed slate roofed corridor joining the main house to the artist's studio/outbuilding (called an 'annex' by the applicant). Considering 'proposed south west, south east and north east elevations' you can see that the wall of this proposed part masonry corridor in the garden of No.35, follows the current line of the existing boundary flank wall to Lakis Close. However, the proposed sloping slate roof and gutter project over the strip of garden land mentioned above, which is a part of Lakis Close.

#### **2. Regarding Application number 2014/6213/P**

**a) In Section 3,** the application refers to alterations to a 'garden annex'.

There is a mature Silver Birch tree immediately adjacent to the rear wall of the studio, much valued by the residents of Lakis Close and there are concerns of root damage. Further, the mature planting along the flank wall in Lakis Close may be prejudiced by further foundation work, in particular for the extension of the flank wall toward and along side No.35 Flask Walk main house. The residents greatly value what limited planting/landscaping has been possible on this site.

c) Concerning Overlook

We note that it is proposed to bring the first floor (clerestory) wall of the existing studio forward towards the properties in Flask Walk and Lakis Close. We consider that this will negatively impact on adjacent properties in Lakis Close and Flask Walk. It will result in increased overlook and likely light pollution for rear bedrooms of Flask Walk properties. It will also reduce views and light for what for many is the only outlook from their houses in Lakis Close.

These planned enlarged windows for what is described as the new living room to No.35, will also affect the adjacent elevated windows in first floor living rooms and bedrooms of the houses in Lakis Close. (Their interiors start at first floor level, with integral garages at ground level.)

The large single house at the front of Lakis Close, namely 29 Flask Walk /No1 Lakis Close, has two of its three rear bedroom windows at second floor level which also face the new development.

The flank wall to Lakis Close

This wall will be extended along the boundary at the greater proposed height by a further 1.5 metres towards 35 Flask Walk main house, causing significant loss of light and views for several properties in Lakis Close, particularly Nos 2, 3, 4, 5, 6.

Thus this proposal is contrary to the guidelines laid down by Camden Council in its CONSERVATION AREA STATEMENT, HAMPSTEAD, Topography and development (p.58), which states:

*The additions of windows, attic rooms, additional storeys, can cause invasion of privacy through overlooking.*

Lakis Close suggest that this proposed higher level extended flank wall is unattractive and supplants the more attractive, partially curved and descending profile of the present shorter flank wall to Lakis Close.

d) *A glass fronted part masonry and slate roofed corridor* is proposed to join the new build, two storey annex to the main house, 35 Flask Walk, which is a Grade II listed building. This requires a further section of the flank wall to Lakis Close to be raised in height, and brought forward by 2 metres towards Flask Walk, alongside number 35 Flask Walk.

The appearance of the Lakis Close planted area will be impaired and this is an important amenity for the residents, in view of the high density of the site and the overall location and the severely limited scope for planting. The several Lakis Close houses facing the side wall to number 35 Flask Walk have no gardens.

These two wall extensions, in height and length are contrary to the guidelines laid down by Camden Council in its CONSERVATION AREA STATEMENT, Side extensions (H43 p.64), which states:

*Normally the infilling of gaps between buildings will be resisted where an important gap is compromised or the symmetry of the composition of the building would be impaired.*

e) We note that the applicant's design & access statement, section 3.5, clearly states that there is *no loss of rear garden space.*

But as the applicant has included the area covered by the corridor as part of the garden, there is in fact a significant loss of rear garden space, which is already very small for the property.

Again, the CONSERVATION AREA STATEMENT, (H 30 p.62) states that *the infilling of yards and rear spaces between buildings will generally be unacceptable.*

### **3. Application 2014/6564/L Listed building permission: 35 Flask Walk**

a) The applicant talks about *minor changes* to the main building. In fact in our opinion they are significant changes; the removal of French windows to the garden and rebuilding of the relevant wall; the creation of a large opening in the side wall of the kitchen room to connect with the new enclosed corridor (which is to be fitted with modern glass French doors to the garden) and the creation of the slate roof for the corridor that will together provide a masonry built, enclosed link between the Grade II listed property and the remodelled annex, now a living room.

This is contrary to the guidelines laid down by Camden Council in its CONSERVATION AREA STATEMENT:

Rear extensions/conservatories (H26 p.62), which states:  
*Extensions and conservatories can alter the balance and harmony of a property or of a group of properties. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.*

#### **Overcrowding**

Note that Lakis Close (built on the site of a garage and radiator workshops) is directly to the west side of the site. Lakis Close comprises a tight development of 8 houses plus the main house, 29 Flask Walk on the street front, (described by the applicant as a 'block').

The Lakis development borders and wraps around 50% the boundary of the entire 35 plot.



(Lakis Close Aerial View)

1. From existing application 2014/ 6213/P and concerning drawing

#### 4.3: Approved Elevation and Section

Here we have an existing stepped, flank wall elevation to the new living room (with the excavated basement of the previous application not shown in this view).

On the new plan, 5.10, viewing the proposed section, the Lakis Close housing elevation detail which can be seen behind on the previous plan has been omitted, making comparisons for the old and new applications a little harder. But we can see that the new roofline of the glass corridor in the garden is to be raised up to the ceiling level of the ground floor of the main house, and the wall to which it is attached is to be further extended at this greater height alongside the house and Lakis Close

roadway towards the street. This significantly increases the impact and sense of enclosure of the adjacent, very narrow garden space and the roadway of Lakis Close.

At present there is some overlook from the existing back garden [studio] of no 35 into the houses of Lakis Close but the stepped formation existing, and the recess at the higher level towards the rear of the studio has reduced the impact of this overlook.



1. View from reception room of No 3 Lakis Close of the rear studio located in the cramped garden of no 35 Flask Walk adjacent the ivy covered wall.



Second photo of existing overlook, seen from No 3 Lakis Close reception room

Consider in this view the effect on Lakis Close residents of extending the upper level of the block as proposed in the latest application, and with a much greater window area. The stepped back upper section of the existing studio will now come forward to give a greater span of windows into an already crowded back yard area.

The new building plan brings forward this full window height making a tall room, with light spill and overlook into the raised reception floors of Lakis Close significantly increased.

#### *Vehicular Links*

*The application has no impact discussion on transport or traffic levels to the site.*

A. Lakis Close Residents' Association makes it clear that there can be no access to the site via Lakis Close. The potential demolition and rebuild of the flank wall to Lakis Close will harm the garden area and cause massive disruption to the many residents and their access to their garaged vehicles.

B. At the front of the site it is assumed that there will be site traffic, parking for workmen, collect and delivery lorries, a skip etc. Note that approval has been granted for a basement and roof level development at No 36 Flask Walk, almost immediately opposite the Lakis Close entrance adjacent to the proposed No 35 development, on this narrow, single lane, essentially one way, and very busy tourist frequented road, which leads to Hampstead Heath.

Note that the proposed skip location for the development at No 36, is on Flask Walk in front of No 35. If any work is permitted at No.35, it must take account this prior permissions. Some resolution of dates and access must be agreed for the two developments to avoid blockages to Flask Walk, which is also a primary route to a nearby 900 pupil primary school at Flask Walk/New End.

#### *6.3 Inclusive Access Proposal*

*As with all houses that form part of this terrace, there are a number of steps leading from pavement level to the entry door which limit access. The replacement of these steps and the pathway leading to the front door will improve the current situation. Internally, access within the house will be generally improved through the levelling of uneven floors. There was a proposal to add side window the listed building.*

*I am of the opinion that No 35 fenestration of this 10<sup>th</sup> century building is largely original, including the two blind brickwork features at ground and first floor level facing north west. I do not think it is appropriate to make these window openings where none existed before.*

*I note that the adjacent Lakis Close development was previously an open yard with some buildings to the rear, of a workshop and light industrial nature, before it was built over as residential terrace around 1974. The flank wall to no35 was extended at a few years later and an artist studio built onto the back of the wall, in No 35's garden.*

Mr Diver comments on the scheme and the effect on outlook for Lakis Close


*The hereby proposed scheme would lead to a further increase in the height and length of the resulting flank walls facing towards Lakis Close as well as the rear garden of no.37.*

*6.33. Although it is appreciated that the proposed increase in height and depth of the proposed outbuilding is not all that great when compared to the approved scheme; it is considered that this resulting flank elevation would exacerbate the reduction to outlook, sense of enclosure and loss of light in the adjacent rear garden (with a sheer flank wall with a length of 9m – more than half the depth of the garden – and a height of 4m) and that the additional projection would impact upon the outlook of the opposite property (no.3 Lakis Close) to a level of detriment.*

*6.34. For the above reasons it is considered that the Council would additionally resist the proposed increase in size of the previously approved outbuilding.*

For the many reasons set out above, the Lakis Close Residents' Association, LCRA, respectfully requests that the applications regarding No 35 Flask Walk and its studio/annex be refused.

Yours faithfully,

  
Martin Colloms C.ENG MIEE MIET MAES  
Chairman, Lakis Close Residents' Association