



REDINGTON FROGNAL ASSOCIATION
Umbrella body for residents groups in the Redington Frogнал Conservation Area

6 June, 2017

Dear Ms Henry

Planning application: 2017/2471/P

Redington Frogнал Association would like to register an objection to this application to demolish a house which contributes positively to the Hampstead Conservation Area.

We have observed the increasing number of applications to demolish positive contributors, including in our own Redington Frogнал Conservation Area and in the Fitzjohn's and Netherhall Conservation Area.

The proposals will result in the loss of a positive contributor and its replacement by a building of excessive bulk and mass, which will very clearly create a substantial negative impact on the Lyndhurst Terrace street scene and the Hampstead Conservation Area.

The planned replacement building also includes many other harmful features which give grounds for concern, notably a basement and lightwells, to occupy 70% of the plot area, against a Camden maximum of 50%, and extending right up to (or under), the boundaries with neighbouring properties. If the hard surface area is also included, this will lead to 85% of the plot being utilised for basement, light wells and hard surface. It is additionally planned to close the gaps with the neighbouring properties, thereby obscuring the view of mature trees to the rear of the property. We note that no biodiversity-enhancing measures are planned.

Redington Frogнал Association also notes that the proposal includes off-street parking for two cars, whereas Camden's policy is for new developments to be car-free. We are also concerned about the threat to the neighbouring veteran tree at 17 Lyndhurst terrace. The construction of the basement will, furthermore jeopardise the original Victorian wall which belongs to no. 17 and is likely to necessitate the wall's demolition.

The current Ted Levy house meets many of English Heritage's positive contributor tests, including design by a notable, local architect; notable former residents (Baroness Serota, the first female Government Whip of the House of Lords and Dame Commander of the Order of the British Empire).

In summary, the proposed demolition and its replacement is contrary to the following Local Plan Policies:

A1 6.3, 6.4, 6.37, 6.38, 6.58 c) and e), 6.67, 6.74, 6.75, 6.80

A5 6.112, 6.113, 6.124, 6.125, 6.127, 6.129, 6.132, 6.133, 6.134, 6.135, 6.136, 6.139, 6.140, 6.141

D1 7.2, 7.4, 7.5, 7.6, 7.19, 7.20, 7.21, 7.22, 7.39, 7.41, 7.45, 7.46, 7.47, 7.48, 7.50, 7.54.



Kind regards,

Nancy Mayo

Nancy Mayo

Secretary

Redington Frogal Association
<http://www.redfroghampstead.org>