

London Borough of Camden
Development Management
Camden Town Hall
Judd Street
London WC1H 9JE

June 13th 2017

For the attention of Kate Henry, Planning Officer

Dear Madam.

REFERENCE: PLANNING APPLICATION REF 2017/2471/P-- 15 Lyndhurst Terrace NW3

I am a bit overwhelmed by both the amount of documentation as well as the actual design of the proposed new building. As a near-by retired resident at the top of Thurlow Road I have a strong interest in any extensive work planned in the area.

I had been very pleased when the last version of the plans were refused and I hope that the same decision will be made this time.

Although at this time – after some years of neglect (probably purposeful) – the current building is not in a good state of repair I do not think that replacing a 3 bedroom house covering 96 square metres with one of I don't know how many bedrooms covering 285 square metres - including a large basement - is the solution.

It seems from my limited grasp of all the architectural details that many of Camden's reasons for the last refusal are still very valid. Yes the size is significantly reduced but the building appears to be squeezed into a very small piece of land. I learned from Redington Froggnal Association that the basement and light wells will occupy 70% of this land.

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.

Another issue not mentioned much in current documentation is the potential loss of another mature tree. It seems that a number of trees on this property have been felled without planning permission and now another one is at risk. The works also put at risk the mature horse chestnut at 17 Lyndhurst Terrace. Please revisit Dr Vicki Harding's letter written in reply to the previous planning application – but still very relevant.

On reviewing again the reasons for the last refusal I am unhappy to read that it seems to be impossible in a legal sense to refuse a proposal on the basis of how much inconvenience/annoyance it will cause close neighbours especially those at home most of the day either like me as a retired woman or as my downstairs neighbours as a family with

young children. Work on 22 Thurlow Road has been on-going for more than 2 years and I have learned recently is not due to end until November 2017.

I find it hard to truly “believe” the consultations as well as the personal comments that say all is fine ... go ahead. One wants to ask why they were written and submitted by folks who do not live near the building.

Please refuse this current application for demolishing the existing building.

Sincerely Yours,

K. E. Clauss