



Dear Ms.Henry ,

I object to the above application to demolish the current historic house , excavate a vast basement 40% bigger than Camden's new CPG4 maximum introduced this month and replace it with an excessively massed overbearing house .

1. The proposed basement and light well excavation covers 70% of the entire site , thus exceeding Camden's much vaunted 50% maximum -- particularly at Camden's recent seminar with Historic England by Camden's Conservation Officer Alan Wito .

This is not only excessive over-development but also very unfriendly to the environment , made worse by

2. the further 15% of the site being hard surfaced for patios and car parking -- against Camden's policy of not allowing off street parking in new developments .

This leaves only 15% of the entire site for green planting and the replacement of the "protected" trees (silver birch , fig and ornamental cherry) which were illegally felled (by the last would-be developer O.Larholt) in preparation for an application to demolish the existing house . Camden's Tree Officer's order that the trees be replaced has been flouted by both that developer AND the current one .

Some area of green roof is obviously not a satisfactory replacement .

3. The proposed new house is excessively bulky above ground too . It proposes to be built from north to south boundary , blocking the gap /side entrance between itself and no.17 and also blocking the entire large first floor gap between itself and no.17 . This will entirely block the street view of the mature trees in the back gardens of both its neighbours at no.15 and no.17 , contrary to Camden's policy of not allowing gaps between houses to be blocked at first floor level .

Indeed this prohibition was used by Camden Planning to refuse an application (2015) by no.17 to put a first floor extension over a 100 year old ground floor on the north side . Camden's refusal was supported at appeal .

4. As the home of Dame Beatrice Baroness Serota of Hampstead (early woman Minister in Wilson's historic Labour Government of the 1960s , first ever female Whip in the House of Lords and Deputy Speaker of the House of Lords until her death in no.15 in 2002) , Mother of Sir Nickolas Serota (Head of the Tate , The Turner Prize , founder of Tate Modern , Head of the Arts Council and Government Commissioner for Architecture and the Built Environment)

this is an historic house . It was built in 1967/68 (NOT late 1970s as stated on the application form Camden's District Surveyor signed off the completion 2/8/1968) thus in the same era as Baroness Serota's career glory , by local but internationally acclaimed architect Ted Levy (also wrongly questioned by the applicants) . It is a rare example of modest , unique domestic architecture in his cannon . The fact that current architects prefer Stephen Bates' design proposal is just an example of fashion . Fashion passes : in his day Ted Levy was as acclaimed as Stephen Bates is now .

NB. Sir Nick Serota's objection that the clients must have pressed their architect to produce such an over-developed and far too big design for the site ,

5. Despite claims to the contrary , the applicants have not contacted any local groups (e.g.. Heath & Hampstead Soc. , Hampstead CAAC , the TRNA) nor neighbours UNTIL AFTER THEIR PLANS WERE SUBMITTED , so they cannot claim ANY CONSULTATION with them .

6. There are historic problems with spring water and its ingress into all the neighbouring houses' old semi-basements at no.17 , no.15 no.13 Lyndhurst Terrace and at no.19 Thurlow Rd. (opposite the site to the east) . The path behind the site is called Spring Path and at the end of it and Lyndhurst Terrace is one of the original Hampstead chealybate wells . Tanking out such an enormous basement is sure to cause further water problems : it has to go somewhere .

7. The proposed basement , particularly it being excavated under and over the side passage and forward of the existing front of the house will cut into the Root Protection Zone of the veteran horse chestnut tree in no.17's garden about 2 meters from the boundary wall : ref. the Arboricultural Report by Simon Pryce B.Sc, F Arbor.Assoc, C.Biol , MIC For , CEnv. Arboricultural Assoc. Registered Consultant which I emailed you yesterday . This report is accurate and was done with inspection of the tree in question . The applicant's report was guessed at from behind a wall and mis-represents the veteran horse chestnut as being a quarter of its actual size (trunk girth , height and canopy) and therefore also mis-represents the RPZone as well as the general good health of this Category C tree . This is not a matter of opinion but a matter of provable fact by inspection . Simon Pryce also notes that cutting the trees roots will probably allow in honey fungus which will then kill the tree . If the tree dies it will exacerbate the water problems as it must take up huge amounts of water currently alive .

8. The vast basement leaves only a tiny area (5 by 7 meters aprox.) of the site for storage of materials and machines and no space for the D&A statements' 3 HGV lorries per day plus 9 weeks of "muck" lorries to remove the soil , which will have to block the highway and pavement including blocking the gates to no.17 and no.19 Lyndhurst Tce. where 3 local business people park from 8.30am. to 6.30pm. 6 days a week and need to come and go irregularly but frequently . They would also block a dangerous corner which is very busy during morning and evening school run times (5 schools are very nearby) .

9. Although the aesthetic merits (or not) of both the existing and proposed houses can be argued endlessly , the demolition and replacement CANNOT BE ARGUED TO BE OF " PUBLIC BENEFIT" , IT DOES NOT PROVIDE ANY EXTRA HOUSING UNITS , it is merely of benefit to the developer .

As this scheme is contrary to so very many Camden Planning Policies (A1--6.3, 6.4, 6.7, 6.8, 6.58c&e, 6.7, 6.74, 6.75, 6.8 ; A5--6.112-6.115, 6.124, 6.125, 6.127, 6.129, 6.132-6.136, 6.139-6.141 ; D1-- 7.2, 7.4-7.6, 7.19-7.22, 7.39, 7.41, 7.45-7.48, 7.50, 7.54) I trust you will refuse it , PARTICULARLY AS GRANTING IT WOULD BE CONTRARY TO YOUR NEW BASEMENT POLICY OF A MAXIMUM OF 50% EXCAVATION OF THE ENTIRE SITE FOR NEW BASEMENTS IN ITS FIRST MONTH OF IMPLEMENTATION !

Yours faithfully ,
Andrew Dutton Parish , Takashi Sasaki and Michael Stern
Nos. 17 and 19 Lyndhurst Terrace