

Date: Saturday, 10 June 2017, 15:44

Att. Ms. Kate Henry

Your ref: 2017/2471/P  
THURLOE ROAD NEIGHBOURHOOD ASSOCIATION

15 LYNDHURST TERRACE NW3 5QA

The Garden Flat  
8a, Thurlow Road  
London NW3 5PP

Dear Ms. Henry and Camden Planning Officers,

We the TRNA vigorously object to the above application to demolish a locally listed Positive Contributor to the Conservation Area of local and national historic importance and replace it with an overdevelopment of house, thrice its size with an enormous newly excavated basement under nearly three quarters of the entire plot (40% in excess of Camden's new planning policy restricting new basements to a maximum of 50% of the entire garden).

Our reasons are as follows :-

1. Over-development of the site, building from boundary to boundary north and south, closing the gap between the existing house and its neighbour at no.17 completely, not just at basement and ground floor but also at first floor, semi-detaching it to no.17's 1930s garage and blocking the street view of trees in the back gardens of no.13 and no.17.

2. The existing house is listed in the Conservation Area Statement as a positive contributor so we object in principal to its demolition -- particularly as an award winning garden was bulldozed out and 3 "protected" mature trees illegally felled by the previous owner in preparation for a planning application to demolish. Although the owners have done their best to make the site and house look ugly and dilapidated, the house is in sound condition (indeed rented as 4 high level and priced luxury bedrooms) and there is ample possibility of re-planting a garden. Camden's Tree Officer insisted on re-planting of the felled trees but this order was ignored by the past would-be developer and the current owners for of the last 2 years.  
SURELY CAMDEN DOES NOT WANT TO ENCOURAGE SUCH MANIPULATION AND FLOUTING OF ITS RULES ?

3. Until 2002 the existing house was the home of Dame Beatrice Baroness Serota of Hampstead. She was an early feminist inspiration as a Minister in the Wilson Labour Govts. of the 1960s and 1970s and was still Deputy Speaker of the House of Lords on her death in 2002. She was also Mother of Sir Nicholas Serota, founder of Tate Modern, Head of The Arts Council and Commissioner for Architecture and the Built Environment; and of Judith Serota former head of the Spitefields Festival.  
These historic connections will be lost for ever if their house is demolished.

4. The existing house is a rare example of distinguished local (and national) architect Ted Levy's work -- rarely are his designs for modest unique detached houses like this. In the 1960s he was as celebrated and esteemed as Stephen Bates is now. 1960s architecture is at its nadir of fashion but is beginning to be better appreciated, particularly by academics and the young. The popularity of design is largely subjective and subject to fashion.

5. Above all we object to the application's attempt to flout Camden's much vaunted new planning policy on new

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NW3 5QA

basement excavations only adopted this month to RESTRICT SUCH NEW BASEMENT EXCAVATIONS TO A MAXIMUM OF 50% OF THE ENTIRE SITE . The application exceeds this limit by 40% to a massive and environmentally unfriendly 70% -- to which it adds another 15% of hard surfacing for double car parking and patio , again against Camden's stated planning policies .

Camden Planning's Alan Wito only recently assured a Camden meeting with all local CAACs and Historic England that Camden's newly adopted policy on basement excavations will limit them to 50% , so it is INCONCEIVABLE Camden will spectacularly break this principal in its first month of implementation !

Therefore we are confident you will heed the calls from Hampstead CAAC , the Heath & Hampstead Soc. and the TRNA to uphold your policies and refuse this application .

Yours faithfully ,



Joan Page  
Secretary of TRNA

**45A NETHERHALL GARDENS  
HAMPSTEAD  
LONDON NW3 5RL**

Kate Henry  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE

Your Ref: 2017/2471/P

06.06.2017

Dear Ms Henry

Re: 15 Lyndhurst Terrace NW3.

My wife and I have lived in Hampstead since 1987. Our first home was in Downshire Hill and we now live in NHG.

We have walked past the property in question literally hundreds of times over the years. We believe that the intended rebuild will add something of superior quality and vision to the said address.

We cannot see any merit in retaining the present abode which adds nothing architecturally to the road. These low cost 1970's building that were vogue at the time, in our opinion would do well to be replaced with something that shows good workmanship, high quality material and architectural awareness, sympathetic to the surrounding buildings.

Yours sincerely

Carole Baylin

Ronald Baylin

