

**Gentet, Matthias**

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**From:** Henry, Kate  
**Sent:** 04 August 2017 09:06  
**To:** Planning  
**Subject:** FW: Ref 2017/2471/P planning application 15 Lyndhurst Terrace attain Kate Henry  
**Importance:** High

Hi – can this be added as an objection to 2017/2471/P. There is already a letter from this lady but she sent in a draft by accident. This is the proper version.

Thanks,

Kate

Kate Henry  
Senior Planning Officer

Telephone: 0207 974 2521



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**From:** Judith Serota [mailto: [REDACTED]]  
**Sent:** 03 August 2017 20:27  
**To:** Henry, Kate <Kate.Henry@camden.gov.uk>  
**Subject:** Fwd: Ref 2017/2471/P planning application 15 Lyndhurst Terrace attain Kate Henry

Kate - there is more of my letter on the webpage now - thanks, but I may have sent you a draft....

Please use the one below which includes photos and a plan of the current house.

all the best  
Judith

Begin forwarded message:

**From:** Judith Serota < [REDACTED] >  
**Subject:** Ref 2017/2471/P planning application 15 Lyndhurst Terrace attain Kate Henry  
**Date:** 14 June 2017 18:41:27 BST  
**To:** [planning@camden.gov.uk](mailto:planning@camden.gov.uk)

**Judith Serota OBE 112 Gilbert House Barbican EC2Y 8BD**

[REDACTED]

London Borough of Camden Planning Department

14 June 2017

Dear Kate Henry,

**Ref 2017/2471/P**

**Ref 2015/6278/P (refused)**

**Proposal to demolish**

**The Coach House, 15 Lyndhurst Terrace, NW3 5QA**

I am writing to object to the latest proposal to replace the existing Coach House. Given the sensitive nature of this Conservation Area, I am concerned it will still result in significant overdevelopment of the site. While it is evident that the clients have commissioned plans from far more experienced architects, nevertheless the clear intention is still to cram a large building onto an unsuitably small site.

In their submission AZ Urban Studio Limited states:

"4.1 The client brief for the project is to replace a house of low architectural merit, poor layout, and poor energy efficiency, **that fails to make efficient use of the site**, with one of high architectural merit, providing outstanding internal spatial qualities, high levels of energy efficiency, **that maximises efficient use of land** whilst also delivering an enhanced contribution to the character and appearance of the CA."

I would suggest that this final assertion is in fact entirely undermined by the determination to 'maximise efficient use of land'.

The previous application clearly showed the floor areas. These are not easy to find on the new plans for the current application, though it is very clear that the current proposal occupies the majority of the site, stretching from the North to the South boundary of the plot and taking over much of the former front and back gardens. The height of the front elevation of the existing building is also extended right across the entire footprint of the proposed building, adding substantially to its bulk.

### **Existing building**

Gross internal area 94.48 square metres

3 bedrooms

2 bathrooms

parking space for more than 2 cars since the garden was removed, 2 cars prior to the removal of the garden after 2004

### **2017 Proposed building**

3 bedrooms

3 bathrooms

parking space – one car shown in plans

new basement development with a footprint extending beyond that of the existing building, potentially impacting on significant neighbouring trees.

My family lived nearby from 1950 to the mid 1970s when my parents moved to the Coach House. They lived there for nearly 30 years, almost until my father's death in 2004. They told me that this modest, discrete house, with beautiful gardens, front and back, was built on the footprint of the coach house for Elm Bank, no 17 Lyndhurst Terrace. The trees in Elm Bank were always a feature in the neighbourhood, not least for the fine crop of conkers from the horse chestnut tree, which I believe to be under threat if this proposal, which includes a very large basement, occupying some 70% of the site, goes ahead.

The front garden, which won prizes in local competitions for its distinctive planting, was carefully designed to provide off street parking for 2 cars,

retaining the original coach house pavours. Sadly, we have no photos of the front garden. The mature birch tree beside Lyndhurst Terrace was felled by the previous owner, I believe, without permission. It is clearly shown in the photograph taken in 2011.

The back garden planting also included mature trees, all of which I believe have now gone. It screened the boundary with Elm Bank to the north and the garden of the Language School to the west. It is shown in photographs (A, B ) illustrated in the sales particulars for the property from 2003.

A view of the garden also appears in photograph (D), through the windows at the end of the 4.88mx3.89m reception room.

The current plans talk about lack of privacy – the existing house is set so far back from the road that privacy was not an issue. The upstairs room was partially screened by the mature birch tree and others that have now been felled.

There are now plans to plant a garden, but the area left for planting is tiny compared to the gardens carefully tended for a great many years. While the "green" roofs are to be welcomed, they cannot provide a proper substitute for the gardens that have been removed.

I believe the proposed plans are intrusive to neighbours and, given the huge increase in floor area, amount to substantial over-development of the site. If permission is granted I have no doubt it would encourage further detrimental developments in other Camden conservation areas.

The high quality of the proposed architect's work is not in doubt, but the brief to create the oversized basement, and completely ignore the original footprint and varying heights of the current building, make me object to this application.

Please see photos below:

April 2017 – current state of house with front garden completely removed

June 2011 - front of house showing mature birch tree now felled by previous owner

2003 - Brochure for sale of property in 2003 by [fpdsavills.co.uk](http://fpdsavills.co.uk) – 2 sides, A4, colour

Yours,

Judith Serota



Coach House, site of former raised front garden, April 2017





Front entrance, Coach House, April 2017



Front entrance, Coach House, 2011 including birch tree felled without permission by previous owner

A delightful low built detached house in a quiet cul-de-sac position just south of the Village.



C



A



B



D

**The Coach House, 15 Lyndhurst Terrace**  
Hampstead, London, NW3

Reception room, living room, kitchen/breakfast room, guest cloakroom, 2 bedrooms, bedroom, workshop, bathroom, south west facing garden, gated off street parking for two cars.

FPDSavills Hampstead  
7 Perrins Court  
Hampstead  
NW3 1QS

Telephone:  
020 7472 5000

Fax:  
020 7472 5001



#### Location

Lyndhurst Terrace runs in a roughly north south direction from Thurlow Road through to Lyndhurst Road, which in turn provides easy access to Fitzjohn's Avenue (B511) and Rosalyn Hill (A502). The Coach House is situated towards the Terraces' north western end, past the junction with Thurlow Road.

Lyndhurst Terrace was originally laid out by Davidson in the first half of the 1860's and called variously, Rosalyn Park or Windsor Terrace. The latter name was chosen because Windsor Castle was visible from here across the undeveloped acres of the Conduit fields. The present name came into force in 1939.

The property is situated on the southern side of Hampstead Village on the borders of Belsize Park. The heart of the Village and Hampstead Underground Station (Northern Line - Edgware branch) is situated within 650 metres. Hampstead Village provides a wealth of shopping, recreational and cultural facilities and combines a unique blend of traditional English village setting and cosmopolitan High Street.

Local bus services are available on Lyndhurst Road and Fitzjohn's Avenue, providing extensive services both locally and for routes to the West End and the main arterial routes throughout North London. Finchley Road (A41) is easily accessible providing quick access to Brent Cross Shopping Centre and Junction 1 of the M1 motorway.

#### Tenure

Freehold

#### Local Authority

London Borough of Camden

#### Price

Upon Application

#### General Information

#### Viewing

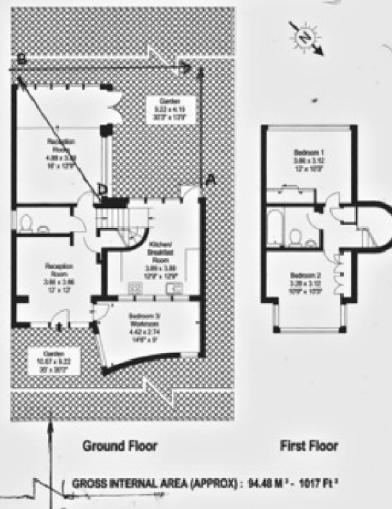
Strictly by appointment with FPO Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

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Savills Coach House description 2, 2003