Lawn House

 12 Hampstead Square

 Hampstead NW3 1AB

 5th January, 2018

Dear Mr Fowler,

**29 New End Proposed Revisions**

**OBJECTION to application 2017/ 6306/P**

I am writing to object to some of the revisions proposed in the above application. Some of the proposals are, in my view, material amendments and severely detrimental to the appearance of the building which is not appropriate for a conservation area.

Specifically, the addition of a huge plant box at least 6 feet high and running one half the length of development (and the entire length of our house) is a material amendment, a blot on the landscape and visible from every key view view-points in this historic part of Hampstead. This plant box will materially reduce the outlook from Lawn House and will be visible from most parts of the surrounding area. The building is already vastly oversized for the site and should have capacity, as per original plans, to house plant machinery within the building. This is substantial increase in space to the detriment of neighbours. In addition, the location of such a large amount of plant and equipment on the roof will inevitably present a noise and environmental problem for neighbours.

The proposed expansion of terraces at the back facing Christ Church is also totally inappropriate for EDLP land which was always designated as open space. This addition also constitutes a material development and another example of an underhand way to expand the footprint of the development.

The proposed provision of access to a balcony facing Lawn House is also objected to on the grounds of overlooking. The Appeal process identified the design as so encroached upon neighbouring houses that over one half the glass in the windows should be glazed and that balconies should be sealed. This balcony is virtually within touching distance of Lawn House. To allow access is in breach of Camden’s Policies on privacy and overlooking.

The suggestion to line up air conditioning units on a party wall is objected to in the strongest possible terms. This will be a source of noise and pollution to the Shul and Lawn House.

Finally, although Camden has given permission to amend the historic grade II listed buttresses they are now subject to conservation under Party Wall Agreement. The drawings on the website indicate new revised buttresses.. This is not accurate and proper drawings should be filed accordingly.

Yours Sincerely

Jane Henderson

12 Hampstead Square