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Re: 75 Lawn Road, NW3 2XB (2017/6726/P)

Dear Ms Chana,

I write to you with my comments about the application to develop 75 Lawn Road, your reference 2017/6726/P.

I have four key concerns about this application.

Firstly, that Number 75 is one of a row of 1920's stylised homes that without doubt make a positive contribution to the beautiful Parkhill and Upper Park Conservation Area. The houses are five, symmetrically laid out, paired dwellings which when viewed as a whole present a unified and striking outlook.

Secondly is the request to demolish a large section of the original 1920's property. I am worried that allowing this may set a precedent in the area allowing others to demolish parts of these buildings. It would also seem that such demolition is outside of Camden Environmental Planning Guide. Nowhere else in the area has this sort of demolition been acceded to and neither should it be here.

Thirdly it seems that the scale and massing for the proposed two storey rear extension is outside the proportion when placed alongside Number 74 and other neighbours in the row. It would seem from drawings that this application would totally upset the designed in symmetry of this row of houses on Lawn Road.

Finally there is widespread opposition to the application from residents along Lawn Road and Downside Crescent. I know from speaking to residents that this opposition is based on preserving the protected aesthetic of this row of Lawn Road and absolutely not on rancorous disdain for any development at all; indeed residents understand the requirement for development and accept that applications for basement extensions from the same applicant given it will not disturb the conservation area – it will be underground.

I do hope you will take my concerns and the concerns of our residents into account when considering the application.

Yours sincerely



Councillor Marcus Boyland
Gospel Oak Ward