

[REDACTED]

From: Quigley, Elaine
Sent: 07 March 2019 12:30
To: Planning
Subject: FW: Number 31 planning objection

Hi,

Can this objection letter be uploaded to M3 and can it be redacted and uploaded to Trim.

Thanks

Elaine

Elaine Quigley
Senior Planner

Telephone: 020 7974 5101



From: Stefania Davi-Greer [REDACTED]
Sent: 04 March 2019 06:24
To: Quigley, Elaine <Elaine.Quigley@camden.gov.uk>
Cc: [REDACTED]
Subject: Fwd: Number 31 planning objection

Dear Ms Quigley,

This email is to provide our views on the planning works 2018/5856/P submitted for number 31 Lyncroft Gardens NW6 1LB. We appreciate your assistance with considering our comments.

Best wishes, Stefania Davi-Greer and Chris Greer

I object to the following proposed planning permissions at 31 Lyncroft Gardens:

1. the erection of a single storey rear extension
2. Enlargement of the first floor window in the rear elevation of the two storey closet wing at the rear
3. New conservation roof light to the front roofslope all in association with the existing single family dwelling (C3 use).

31 Lyncroft Gardens is part of the West End Green Conservation Area, designated as such in February 2011. The unique characteristics of this Victorian building, which has been designated as having special architectural and historic interest would be destroyed by the proposed developments and the proposals are entirely inappropriate for the area. The Victorian features of the property include, but are not limited to windows, roofs and walls and the

unique appearance of the exterior of the building as well as unique interior features such as fireplaces and chimney breasts.

The beautiful Victorian architecture of this building is consistent with all houses on the road and to have one fundamentally alter these characteristics would set a terrible precedent for conservation in the area. The character and appearance of the building must be protected for future generations and its special character protected. The proposed developments would have an entirely negative contribution to the area and do not enhance it in any way.

In addition, the proposed works would be entirely detrimental to privacy between neighbours. The proposed window alteration at the back, as well as being out of keeping with a Victorian building would mean the garden of 29 Lyncroft Garden would be far more overlooked and vice versa would mean the interior of the building would be more easily viewed which would make sitting in the garden very uncomfortable. The proposed conservatory roof slope would also create a lack of privacy for other neighbours as well as being architecturally inappropriate.

Finally the proposed single storey roof extension would fundamentally alter the Victorian characteristics of this building forever and must be refused on conservation grounds. Given the extensive flooding in recent years due to increased building in the area due to a raised water table, this development and the digging that would be required for these works to be carried out would worsen the problem and increase the chances of local flooding. Previous owners of 31 itself previously had to make an insurance claim on one of these occasions due to extensive ground floor flooding.

There is no reasonable basis whatsoever on which to approve these plans.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.