

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/6151/P	Claire Weldon	01/03/2020 14:39:55	APP	<p>I live in the neighbouring property 15 Lyndhurst Gardens.</p> <p>I have three main issues:</p> <p>First is the boundary wall adjoining our property. Over the years this wall has been getting more and more pressure on it from the land above it which is the garden of 17. The earth in the gardens of 17 reaches more or less up to the top of this old wall which we believe is actually the property of 17. Due to ever more rain fall over recent years and lack of drainage, the wall is bulging in places and is probably kept standing by the several trees located on our side of the wall spaced out along it. I ensure that the ivy on these trees is kept under control in order that they do not die from stifling. I cannot understand exactly what the plan is along the boundary wall from the details on the Landscape Masterplan. Are they planning to replace it with a 2metere high wall with half meter of trellis on top? I believe the current wall is higher than 2 metres at any rate. Drainage is imperative as I believe the earth is London clay. In short this wall needs to be dealt with when the Hoo is being rebuilt.</p> <p>Second is the lack of onsite parking. If they are building three new dwellings, ne of which is very large, one must assume 6 vehicles need to be parked as a minimum I would suggest. Where are they and visitors to the houses to be accommodated???</p> <p>Finally there are several outside spaces proposed. Assuming the weather I clement one can expect considerable noise to come from there. How can one control this to a bearable level?</p> <p>The other problem is that the people living on site right now are Chinese with little or no command of English. Currently they are bringing things on site in the middle of the night disturbing my neighbours who live in the North block. I am a Director of the holding company of 15 Lyndhurst Gardens and have received complaints about this and also concern about over looking them from the terrace propose on the top floor of the middle larger house proposed.</p>
2019/6151/P	Belsize Society by Tom Symes	28/02/2020 17:02:13	SUPC	<p>Overall these proposals seem very sound. We have a concern over the new roof terracing which may lead to overlooking issues of neighbouring properties.</p>

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2019/6151/P	Jendrik Kurzke	26/02/2020 21:24:04	OBJ	Ladies and Gentlemen

Please allow me to make the following comments to the application:

#### 1. Public service / private use

It is deeply regrettable that a lovely period villa, donated to the NHS to improve mental health, shall be turned into a private residence again. There are surely a number of public causes in Camden that would benefit from creative use of the premises in its mature garden setting (e.g. children's theatre/library, garden experience, public nursery etc). I would urge Camden council to reconsider possible uses of this building that would contribute to the community and therefore reject a change of use from the current D1 classification. With a bit of creativity a good proposal should be possible.

#### 2. Densification

If, notwithstanding the above, the building is granted C3 status, then I would urge the council to reject the densification that is being proposed. Restoring the period villa to its former use as an elegant home for one family would at least maintain the proportions of house and grounds that would seem to be appropriate for a listed building in the Conservation area. Splitting the house into three apartments and micro gardens surely does not do this building justice. Therefore I'd ask the council to seek amendments to restore the building to something that is closer to its original design and the spirit of its listed status.

#### 3. Parking

Camden Council rightly seeks to reduce car use. If more than one residential unit is to be built, notwithstanding the objections above, I would urge Camden Council not to grant residential parking rights (other than visitor parking) to these additional dwellings. Car parking spaces are already limited in the borough and especially on this road, due to the presence of the schools opposite 17 Lyndhurst Gardens, there is already far too much congestion for a residential road from the traffic dropping off/picking up children from school.

Please visit in the mornings or afternoons during term time to get a first hand impression! The school even has buses parking in the residential parking bays for short periods of time. Permitting more cars to park here would only increase the congestion.

#### 4. Rare / endangered animals

I have observed a number of rare animals on or around 17 Lyndhurst Gardens, particularly during summer time. These are owls (probably tawny owls), house martins (both species are on the RSPB amber list) and bats.

I read in the planning documents that there is a proposal to cut a number of trees, incl. dead trees, and other dense vegetation. This might be the habitat of these species. I would strongly urge the council to mandate a specific investigation whether these rare animals are threatened by the proposed development.

**Application No:**    **Consultees Name:**    **Received:**    **Comment:**    **Response:**

5. Street facing boundary walls

I do not fully understand whether a red brick type of material is proposed to be used for the street facing boundary wall (as is currently in use). All the other period buildings on Lyndhurst Gardens are using red brick type material, hence I would ask the council to mandate such material.

---