

Brian Connolly
Flat 7
Smyrna Mansions
Smyrna Road
Nw6 4LU

Dear Sir

As a resident and freeholder of Flat 7 Smyrna Mansions, Smyrna Road I want to object to proposed development APPLICATION 2020/0928/P for the reasons stated below:

Architecture & Heritage – I moved into Smyrna Mansions West Hampstead in 2003. What originally attracted me to the property was the beautiful period architecture built in the early part of the 20th Century. But it wasn't just Smyrna Mansions that had character, it was also the surrounding buildings. The proposed application is to demolish the Francis Gardner property that backs on to my flat and rebuild a more modern structure. Subsequently I have some serious concerns:

- The Francis Gardner building is situated in the South Hampstead Conservation Area.
- The existing building currently reflects the style and character of the area and is sympathetic to the buildings that surround it and I feel it's important for the Borough of Camden to preserve the character and appearance of the area.
- The new construction is proposed to be set much further forward than the current building, will completely dispose of the original materials such as London stock bricks that complement surrounding local heritage buildings, and replace it with a property that will sit totally out of context with the aesthetic of the conservation area.
- Creating a lower ground floor and basement can have a major impact on the older foundations of existing neighbouring structures.
- Smyrna Mansions is one of the oldest buildings and is 2 meters from the proposed construction. Vibrations and excavation can have a potential disastrous impact on the building.
- A higher more modern structure will change the residential feel of neighbourhood.

Noise levels – Over the years I and the other residents of Smyrna Mansions have had problems with noise from the student residents in the Francis Gardner building. There have been many complaints and conversations with landlords and the council in order for the students to respect the local neighbourhood especially when our bedrooms back on to the building. I feel the new bigger development will dramatically increase the present noise levels and will change my immediate environment because of the following reasons:

- The proposal is to add 2 more floors and increase the bedrooms to 50 from the current 23.
- More bedrooms will mean more students which will mean more social gatherings and therefore greater noise levels.
- The bedrooms in Smyrna Mansions are to the rear of the building and will potentially face double the amount of existing bedrooms that are there now.
- Noise will also come from the bedrooms in the basement and lower ground floor - where there aren't currently any. Basement acoustics are always more amplified in a confined area.
- Proposed outdoor garden space with tables and chairs will be an area for late night parties and social events.
- Roof terrace: The addition of a top floor roof terrace will only add to the social gathering aspect of the building. The roof in Smyrna Mansions is off limits to residents as we respect the surrounding neighbourhood.
- The proposal of adding balconies along with more residences will create even less privacy and affect the quality of my family's life.

To summarise I seriously object to the proposal for the above reasons, and respectfully request that you reject the application.

Yours faithfully

Brian Connolly