

**This is our objection response to Planning Application #2020/2816/P.**

*My wife and I have lived for 45 years in the building (7 Lyndhurst Terrace (Flat D), NW3 5QA, which is immediately adjacent to No.9; the subject of the application. We have enjoyed the ambiance of Hampstead and especially the unique setting of Lyndhurst Terrace. From our 2nd floor flat we can view London in the south, beautiful sunsets in the west and Fitzjohns Avenue to the north. This environment surrounding our position is remarkable for London.*

*We are concerned that these vistas that we have enjoyed since we lived here, will be interrupted by the structure described in the planning application. While we readily accept an improvement of the current aging No. 9 home and garages, we must protest against the proposed plan. Our objection is based on the following points.*

- 1. We observe from the drawings attached to the application that the structure is extremely massive and bulky. It is taller and larger than the footprint of the of the current structure which we understand was built in a vacant garden at the time of the conversion of No.7 into flats in 1959. The plan drawings show that the view from our large kitchen window, lengthy balcony and common stairwell with floor to ceiling windows will be altered. The sensation for us will be claustrophobic as the building would be only a few meters distance from No.7 unlike the greater distance from No. 9 to the building at No.11 to the north. In fact, the application references principally on the light as it impacts No.11 with little impact reference to No.7.*
- 2. The proposed exterior design deviates from the facades of the Victorian conservation area which includes Lyndhurst Terrace, Lyndhurst Road and Thurlow Road.*
- 3. Lyndhurst Terrace is a conservation area and the precedent has already been established. The evidence is observable in any of the buildings that have been renovated or replaced on Lyndhurst Terrace and Thurlow Road. Most recently No 10 Thurlow Road was mandated to keep the footprint.*
- 4. A bigger structure will no doubt exacerbate the inevitable chaos that will occur in the neighborhood roads which is already a nightmare especially during school runs and waste/recycle collections. Lyndhurst Terrace has 3 lanes of traffic but 2 are used for resident and permit parking and is a cross*

*road for the community traffic and a crucial one to the intersection with Lyndhurst Road leading to the Royal Free Hospital. This result will be noise created by stop and go traffic frustrations of motorists.*

*5. Finally, we have to ask if consideration for the London Overground railway tunnel that runs directly under No.9 Lyndhurst Terrace been allowed for in planning this massive. Won't this planned construction demand weighty and powerful and heavy operating building machines and equipment?*

*Thank you for noting and considering our objections.*

*Sincerely*

*Michael and Aimee Kakos  
7 Lyndhurst Terrace  
Flat D  
London NW3 5QA*