

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5709/P	Jonathan Wolf	30/09/2020 21:45:02	OBJ	<p>I live at 35 Lyncroft Gardens. The back of our house looks at the site of the proposed building. Currently we cannot see the garages as they are one storey, but after the development we will see the top floor. I am not against development here, as the existing garages are ugly and this is mainly a paved area. However, I do object to the very non green proposal, and the way in which the proposal is too large to be sympathetic to its environment</p> <p>On the environmental side: Digging out a basement will have a huge carbon footprint, in terms of the materials and energy required to do this, and the transport of material away. There is a likely decline in demand for apartments in west hampstead post covid when so many more people can choose to work remotely - I see this with my own company where our 50 employees have told us that they only wish to come to the office 2 days a months after the pandemic is over. Given this I challenge whether such a carbon footprint can be justified. Separately, I would hope that there will be a binding commitment on green roofs: the garden area between parsifal road and lyncroft gardens because of its unusual depth is a haven, and the roofs of 1e and 1f as well as the current garages deliver a barren concrete character at odds with the rest of this area. Green roofs here are an opportunity to significantly improve the concrete nature of this area</p> <p>On the size of the proposed development: The proposed development is higher than 1e and 1f. Both 1e and 1f are attractive, modern dwellings that look like they may have been conversions of older industrial building therefore in keeping with an area of 19th century victorian buildings. This is an opportunity to extend the sense of an attractive mews. 1e and 1f were capped in height so as not to intrude on Lyncroft gardens, and it seems that if this is to continue to feel like an attractive mews rather than a squashed infill the proposed new build should match the height of 1e and 1f.</p>
