



To: London Borough of Camden /Development Control Team

Type of comment; objection to materials glazing and poor quality design

Planning Reference no: 2022/0190/p

Address: 11 Lyndhurst Terrace , NW3 5QA

Description: Erection of a roof top extension with glazed windows, existing core and sun room reclad and new window.

Date: 30 March 2022

Planning officer in charge/ Ewan Campbell

Dear Ewan Campbell

Sorry in delayed response to this application. HCAAC objects to materials and poor quality of design on this application for the following reasons;

1. The Mountview apartment block sits on an elevated sections of Lyndhurst terrace closer to junction with Thurlow Road. It elevates to 6 storeys, but exceeds the current aspirations of the adopted Neighbourhood plan; which we understand to be max 5-6 storeys; a more sustainable and functional development. Better for maintenance purposes and accessibility. The existing 6th floor contains a plant room a sunroom and toilet facility only accessed by the flat on the 5th floor below. The current flat roof at 6th floor may be more suitable as a garden. This may increase green amenity space for the flat below and may be utilised to enhance the current community spirit plus enhance the local Conservation area bio diversity.
2. The proposed fully glazed stairwell to the 6th floor may create light pollution and is not acceptable. The position of the stairwell should be reconsidered.
3. There is no necessity for a large window or the proposed new bathroom. This must be omitted and existing wc reinstated or extended if possible.
4. The use of felting roof and light weight cladding noted as proposed roofing is unacceptable; it would be a poor quality choice and harmful to CA.
5. Triple glazing will be a welcome update, but should be considered as part of a larger general energy efficiency upgrade. Energy upgrades to the whole block is lacking; we note that there is no energy certificate received on this proposal. Many water management devices may be applied here; such as water harvesting measures and grey water recycling. There are many blocks that use copper roofing and anodised bronze glazing for their extensions for achieving a higher quality design.

Best Regards Mojgan Green- Co Chair of HCAAC