



To: London Borough of Camden /Development Control Team

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

Planning Reference no: 2022/1151/p

Address: 12 Lyndhurst Gdns. , NW3 5NR

Description: Single storey rear extension to replace existing single storey rear extension; removal of upper ground floor bay window and replacement with 2x windows; outbuilding in lower part of garden

Date: 11 April 2022

Planning officer in charge/ Kate Henry

Dear Kate Henry

HCAAC objects to this application particularly the demolition of the existing rear two storey extension for the following reasons;

1. **Presumption against demolition;** The existing rear two storey extension is considered a positive attribute to this property; with its correct human scale and proportions. The setting of the oddly shaped rear garden is able to retain this existing addition and setback extension including the creation of a proportioned conservatory and bay. Its demolition will be unacceptable as the embodied carbon in its construction and material and labour will exceed any energy updates on the proposed. Please refer to neighbourhood plans and policies regarding presumption against demolition.
2. **Rail tunnel;** The existing depth of rail tunnel below this garden will need to be considered, before any outbuildings allowed.
3. **Green corridors ;**The rear gardens to the CA are protected as the green corridors for biodiversity; in collaboration with the local and neighbourhood plans. Further built on this garden will damage this green policy and will harm the community aspirations.

Please refuse this application.

Best Regards Mojgan Green- Co Chair of HCAAC