

					Printed on: 20/09/2022 09:10:06	
Application No:	Consultees Name:	Received:	Comment:	Response:		
2022/3071/P	mark nevard	18/09/2022 20:21:56	COMMENT	<p>Planning ref 2022/3071/p 4 Lutton Terrace. Attn. Ewan Campbell, Dear Sir , Please take this as my official objection to the above proposal. The reasons are as follows:- 1 The building as it presently exists forms the only building present in this small area not being an historic and/or listed building and not contributing to, indeed detracting from the area and the setting of New Court, a complex of both historic and social significance. This proposal seeks to increase the dominance of this later house in a very enclosed area of 19th century buildings. 2 In consequence of increasing the height and volume of the property the proposal would create substantial obtrusion and [REDACTED] and gardens in New Court, Nos 1 to 3 Lutton Terrace opposite the property and the rear of properties in Flask Walk from No 41 down to the junction with Flask Terrace in severity varying from mild to extreme intrusion. 3 This proposal is directly contrary to the express requirement of the local plan which requires any proposed development to have regard for and protect the quality of life of neighbours. Sincerely, Mark R. Nevard, 71, Flask Walk</p>		
2022/3071/P	Miles visman	19/09/2022 16:22:48	OBJ	<p>The design proposes building up on an existing property to create a roof terrace. This is so much higher, approximately one and half times the height of the existing building, that it will create a foreboding and looming flank wall that can only be seen as detracting from the conservation area it is located in. This high flank wall would make the gardens of New Court feel claustrophobic by enclosing them at the Lutton Terrace end. It would also affect the acoustics, with sounds no longer being able to attenuate, the playground noise from New End school, already very loud, would be louder still. The proposed increased height of the building would take light away from the properties directly opposite in Lutton Terrace and intrude into the privacy of the families living there. Family flats occupy the first three floors of New Court in the blocks Flat 1-10 and the new roof terrace would not only take away light from these flats but also [REDACTED] which are on the garden side of New Court and could be easily looked into. In the plans it is also proposed to install an air conditioning unit at the base of a newly built garden wall. The noise from this air conditioning unit will be a nuisance and no doubt disturb sleep in the adjacent bedrooms.</p>		

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2022/3071/P	Guy Lamb	17/09/2022 15:51:03	OBJ	Re Application 2022/3071/P - 4 Lutton Terrace (4 LT)

I wish to object to the proposed works on the following basis:

Primarily,

A) The addition of an extra storey to the property will have a severe detrimental effect on our property and those of our neighbours. Not only will there be a loss of light but the increased flank wall (height and breadth) will loom over our property and garden making it feel more enclosed and claustrophobic. This will have an impact on our general wellbeing. The outlook from every window at the rear of our property will be affected by the proposed extension. The ground floor of 4 LT sits well above the ground floor of Flask Walk properties due to a natural slope so the visual effect of any extra height is magnified. Additionally, the increased mass of the property will be visible from all New Court and Lutton Terrace and have an impact on the many residents living around the property.

B) The extra wall mass will negatively impact New Court gardens in terms of sun (clear from the supplementary report), light and ambience. Recent research has clearly shown the importance of green, outdoor spaces so these should be protected in all respects.

C) The design description and diagrams refer to a ridge height of 12.03m. However, this is not the actual height of the flank walls which will be higher. The additional flank wall height is not addressed or taken into consideration anywhere in the application. If the supplementary impact reports (eg light) have used the 12.03m measurement (not stated) they are surely invalid.

D) We have [REDACTED] regarding the roof terrace.

Furthermore,

E) The ownership and responsibility for Lutton Terrace walkway is unclear. Many materials and equipment would be passing up/down the walkway and steps. Who is responsible for any direct and indirect damage (whether visible during works or longer term that become apparent later)? It is known that the walkway is unstable as this came to light during the works performed on New Court c2004.

F) There is no Construction Management Plan. The site has extremely tight access and no clear storage location for materials or equipment. The walkway and steps from Flask Walk pavement to the road are in constant use by residents of Lutton Terrace/New Court and children attending the school. The potential public hazard is clear.

G) The planning application document is misleading - it states 0 additional bedrooms. On the design plans there are 3 additional rooms termed 'office, study, dressing room/study' and states they can also be used as bedrooms. It also states no nearby trees or hedges will need to be removed or pruned - this would be surprising given the plants/bushes/trees of New Court gardens growing against the property and garden wall.

H) There is a planned aircon system. Is this within the council's guidelines (as per pre-app advice)? It is also unenvironmental and a source of noise.

I) Pre-app advice was to have a general consultation with neighbours around the property and school - this has not happened. The SE flank wall forms the end of our garden. There has been no effort from the owners to notify us of their plans nor offer any access/overhanging information.

J) There are no mansard roof forms in the Lutton Terrace/New Court area therefore it is out of character with the immediate built environment.

K) The houses in this area are very closely built together and the proposed extension would make the whole vicinity even more claustrophobic.

Printed on: 20/09/2022 09:10:06

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It is perfectly reasonable residents wish to modernise their property but excessive development is another matter. Recent local projects have been within the general existing volume of the property. This application proposes a notable increase in volume and a particularly large increase in the height and upper breadth of the building to the immediate detriment of many neighbours. Furthermore, it would set a precedent for future developments of this type.

Even if many of the above issues E)-J) were to be addressed, the primary reason for the objection to the proposal would remain -> ie the end result of a permanent extra storey further enclosing our and other property and impacting the immediate community's wellbeing. Therefore, I feel it goes against the Camden Planning Guidance Policy A1 in many respects (eg cls. 2.4 and 2.14, among others) and also the Hampstead Neighbourhood Plan.

Finally, I hope the council would take into consideration the amount of recent and already-approved works locally. The noise and disruption are significant. The post-Covid movement toward working from home means more residents are home-based during the day and are therefore directly affected by the building works.

Regards
Guy Lamb
