

From: Michael Eberhardt
Sent: 05 October 2022 01:16
To: Planning Planning
Subject: Objection to 2022/3071/P

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Dear planning officer,

We own 41 New court cottage, the grade II listed cottage whose front facade sits 6 feet from the property in question.

As mentioned by my wife, the applicant had informed us he was working on an application over a year ago. We were not made aware of any specifics and certainly not made aware that a planning application had been submitted this past summer. The proposed extension is nowhere near what was conveyed at the time, which was supposed to be a light amendment to the massing.

I therefore would like to object to this application, for the following reasons:

1- The mansard roof and the design will be detracting from the historic setting of the New Court and Lutton terrace.

2- The height and width of the flank wall facing the gardens of New Court and the extent of the added massing are **disproportionate**. If erected, this massive structure will dominate the gardens and be imposing on our cottage's facade and front garden, taking away the limited sunlight and airspace in Lutton terrace /New Court.

3- over the past 5 years, Thames Water had to intervene about 10 times and undertake CCTV surveys to carry on repairs on the underground water lines 2 feet from the property in question. Yet, the proposal fails to address the impact on the subsoil of Lutton Terrace and its substructures. This is very concerning as this subsoil is vulnerable due to its containing old clay sewage pipes & sewage chambers which are in use and can leak into Lutton Terrace vaults, and the lower ground of 41 New court if cracked or dislocated. Ensuring this risk is carefully managed is difficult given the lack of a responsible interface party for the Lutton Terrace (not under Camden's responsibility apparently).

We truly love the New Court and Lutton Terrace setting and this project would be so detrimental to its many nearby residents.

Grateful for your consideration.

Mike Eberhardt