

Application No:	Consultees Name:	Received:	Comment:	Response:
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2022/3071/P	S Bains	04/10/2022 21:57:06	OBJ	Hi Ewan
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We strongly object to the planning application due to the following reasons:

- 1) Overshadowing and loss of light on neighbouring gardens and houses
- 2) Overcrowding and overbearing design on Lutton Terrace which is a very narrow path, 8 feet wide. The scale of the development is too vast and not appropriate for this location in the Hampstead conservation area. This would set a bad precedent for future planning applications in Hampstead.
- 3) Overlooking of neighbouring properties
- 4) Negative impact on visual amenity

Kind regards  
SBains

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>
2022/3071/P	Mel Hampson	03/10/2022 17:18:19	COMMNT

**Response:**

Re: Planning Application for 4 Lutton Terrace

I live in New Court and would like to object to this planning application for the following reasons.

It will have a detrimental impact on residents of New Court, Lutton Terrace and the houses in Flask Walk immediately adjacent to 4 Lutton Terrace, as well as pedestrians and motorists movements in this area.

The proposals are out of keeping with the immediate environment. New Court is one of the oldest examples of social housing dating from the mid to latter half of the 1800's. The proposed renovations detract from the integrity of the architecture in this Victorian Estate.

The proposed larger building will be visible to all surrounding residents on Flask Walk, Lutton Terrace and New Court flats and will significantly affect residents' views.

The proposed resulting building will be of significantly greater mass than the existing cottage and includes a roof terrace looking down over the back gardens of Flask Walk. This impacts on the privacy of the residents living in the aforementioned houses and flats and in some cases access to light.

The work required for the proposed renovation would take an extended period to complete. It will create noise and disturbance for everyone living in the surrounding properties and also for people walking or driving along Flask Walk. The area around the site is severely restricted in space and all materials will need to be transported from the road and across the pavement of Flask Walk into Lutton Terrace and from there be carried along the pedestrian alleyway (Lutton Terrace) There is quite a high footfall though Lutton Terrace as there is public access across the gardens of New Court which is used as a short cut, so there is risk of injury to people. This is of particular concern as it is a popular short cut for parents taking their children to New End School. There will also be an impact from vehicles maneuvering and parking in Flask Walk whilst delivering building materials.

The proposed extension of the basement (mentioned in the Architects overview of the application) is of great concern. I have lived in New Court for many years and throughout this time there has been a problem with damp in the ground floor flats. This is caused by the underground tributaries of the River Fleet, so there is a risk that extending the basement could cause subsidence in the surrounding area.

Finally, I don't believe any of the residents of New Court were individually notified of this application. This should have been done as the proposed work is immediately adjacent to New Court.

Regards

Mel Hampson