



HAMPSTEAD NEIGHBOURHOOD FORUM

Ewan Campbell
Camden Planning Solutions Team

Re: Planning Reference 2022/0731/P, 11 Newmount, Flat 10 Lyndhurst Terrace London
Camden NW3 5QA

Dear Mr Campbell,

The proposed rooftop extension will substantially alter the roofscape of Newmount and will be clearly visible from Lyndhurst Terrace (see photo below).

The proposed front extension will extend to under 1.5m from the front of the building, essentially adding another story to a building that is already considered out of scale and that contributes negatively to the conservation area. According to the Fitzjohns Netherhall Conservation Area Statement: *No. 11 is a 1960s block of flats which is unsympathetic in terms of design, scale, and detail.*

The proposal fails to demonstrate how it would enhance the character of the area by assuring that the design is sympathetic to the existing rhythm, proportion, height, scale, massing, and story heights of surrounding buildings and therefore is contrary to DH1 of the Hampstead Neighbourhood Plan.

In addition, we would have expected to see some effort to improve biodiversity.

We believe that application as currently drafted should be refused.

Sincerely,

Janine Griffis



Newmount viewed from Lyndhurst Terrace from the south. The proposed addition would be clearly visible from this approach.