

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0160/P	Sue Bolsom	11/03/2023 23:23:02	OBJ	<p>This conservation area cannot benefit in any way from an excavated basement below the lower ground floor. Although there is a precedent in the streets, it is out of keeping and disproportionately grandiose for these properties and this area. It will disturb the trees and water level in surrounding properties. The disturbance for the immediate neighbours will be considerable, but even for those of us further along, the possibility of any wide trucks and construction vehicles along our very narrow street will cause both disruption, blockage, and damage and collision with our cars. If this ill-advised development is allowed to proceed any waste from excavation should take place via the canal.</p>
2023/0160/P	Robert Starr	11/03/2023 12:01:03	COMMNT	<p>Sir,</p> <p>10 March 2023</p> <p>Re: Planning Application 2023/0160/P</p> <p>We strongly oppose this planning application.</p> <p>We live in St Mark's Crescent, nearly opposite the site in question.</p> <p>This application should be rejected on multiple grounds as explained in detail by other residents who have filed objections, notably including the objection filed by the owners of 11 St Mark's Crescent, next door to the site.</p> <p>The principal grounds on which we object to the application are:</p> <p>1) the application seeks over-development of a property in a part of the Conservation Area that has a unique character. The over-development aspects include proposed sub-basement excavation of 3.5m below the existing lower ground floor level across the entire front of the property, and a proposed new rear extension with terrace above.</p> <p>2) The application's design features are not in keeping with the scale, character or appearance of this part of the Conservation area, notably as regards a proposed front lightwell, and an extremely unsightly design for a new rear extension.</p> <p>Also, it is of critical importance the LB Camden insist on certain restrictions in any grant of planning permissions for properties in St Mark's Terrace, as LB Camden set out in its grant of planning permission for 31 St Mark's Crescent (planning application 2018/4547/P) (including regarding deliveries to the site and removal of materials from the site- the extreme narrowness of this part of St Mark's Crescent would not allow for any skips to be placed in the road or for large vehicles to stop anywhere near the site).</p> <p>Robert and Ann Marie Starr 20 St Mark's Crescent London NW1 7TU</p>

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2023/0160/P	Sue Bolsom	11/03/2023 23:23:05	OBJ	<p>This conservation area cannot benefit in any way from an excavated basement below the lower ground floor. Although there is a precedent in the streets, it is out of keeping and disproportionately grandiose for these properties and this area. It will disturb the trees and water level in surrounding properties. The disturbance for the immediate neighbours will be considerable, but even for those of us further along, the possibility of any wide trucks and construction vehicles along our very narrow street will cause both disruption, blockage, and damage and collision with our cars. If this ill-advised development is allowed to proceed any waste from excavation should take place via the canal.</p>