

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0160/P	Dee Wright	17/03/2023 18:02:24	OBJ	<p>All this disruption, pain and noise for a small cellar, probably for some wine. How proportionate is that? Do Camden Council ever think about what it is like for the residents that will live right on top of it in their planning process - and we do live very closely together. The road is small, it is narrow, our houses are joined at the hip and damage happens everywhere. To our cars, to our quality of living, and to our houses. It is a 'Conservation Area' for a reason - it's because the houses are really old. When development happens there is a knock-on effect to them. Let me humanise this, because you need to appreciate what it is like for us as residents. When Number 21 was redeveloped our house next door moved and among several things that occurred, a significant gash appeared in a wall above a second-floor bedroom door, ripping open the wallpaper. We had to live with that damage for 2 years whilst the work next door was finished, the arguments of 'was it really the effect of the building work' dragged on; couldn't it just be repaired with some left over wallpaper; until finally 2 years later we were compensated for it. Additionally - and this you can't claim for at all - the bedrooms at the back all had to be redecorated because of the black dust that settled on the walls due to the building works. On the other side of the works at Number 20, two members of that family acquired lung complaints from the building works. You can't claim for that either or the long-term effects that might have. For them the whole experience was so distressing that the owner sold up and left, unable to live their peacefully any longer. The planning documentation also said that risk of damage was low etc., but what that means is that damage occurs, and you will have to deal with it amongst yourselves.</p> <p>Number 9 and 11 are both well maintained properties, and both will incur damage despite the puerile statements of 'negligible and very slight damage' from the engineer's assessment - they will experience a higher degree of fallout than we did across the road from a development that didn't even include a sub-basement. We are opposite and we will be affected by the massive amount of excavation a small, indulgent cellar will require, but their lives will be much more disrupted and invaded. This level of disproportionate development is much more stressful for the neighbours and the street than the ordinary level of expected development these properties require with a new owner.</p> <p>All the responses to this planning application mention that this is a Conservation Area and appeal on that basis, but what does that in actuality really mean? I cannot see any evidence that conservation has any meaning at all in your planning process. The Conservation Society, and likewise residents, submit their objections to many planning applications in the area and they are virtually always ignored by Planning. The submission document states 'The proposed works to Number 10 will seek to improve the accommodation amenity and general standard of living within the building...the proposals seek to preserve a building...' Is a cellar, in a building that already has a basement and which by most people's standards is a big house, necessary, let alone proportionate? What about preserving the neighbours' buildings? What about the impact big building projects have on the surrounding people and the environment? If the houses on St Mark's Crescent aren't big enough then they should buy one on Regent's Park Road, where they are, or in Hampstead. Sub-basement developments are being turned down now in Chelsea because of the lessons Planning have learnt there - why can't those learnings be adopted here?</p> <p>Then there is the issue of all our health. I have already mentioned what happened to No 20's previous owner and their health. The pollution that is generated from disproportionate excavation of these old buildings is significant, and is never, ever touched on. When the planning application flippantly states that 'the scheme has no impact on transport or traffic levels to the site' I can hear a collective cry from everyone who lives here. In real life the traffic levels to the site will be high and the impact on the road and its residents significant, up and down the road, especially if the sub-basement is approved. In addition, there is no oversight on how many and how frequently these projects are occurring in our vicinity. We have just had the HS2 development at the end of the road with noise and pollution all over the Christmas period. We recently had 2 years of No 31's extensive sub-basement development. Around No 10 there have been 3 houses fully refurbished over the last</p>

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2023/0160/P	John Beard	21/03/2023 15:30:51	COMMNT	<p>18 – 24 months. The air pollution from all that is disproportionate by most areas' standards. What we ask of you as Planners is to look beyond the glib copy and paste documents that the Architects submit, and rosy, 'anything is possible', but caveat filled Engineers reports and think of the project in the round and on the ground – is it really proportionate that this development puts this community through so much for a sake of an unnecessary wine cellar in light of the fact it is already a large house with plenty of room for storage. Please spare a thought for the residents.</p>
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2023/0160/P	Lisa Bolt	23/03/2023 15:50:16	OBJ	<p>This application should not be granted. This is a narrow street in a conservation area. To dig under the existing basement is likely to cause damage to the surrounding houses and the We live virtually opposite the address concerned and will find the noise, pollution and traffic disruption extremely difficult to endure. works themselves will cause excessive noise and disruption. The proposed works are out of character for the surrounding area and are unnecessarily extensive for the type of house involved. This street can only take single lane traffic and would inevitably cause the street to close with the deliveries and rubbish removals.</p>
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