

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0692/P	Gillian English	21/06/2023 15:09:21	OBJ	<p>I object to the proposed development of 13 Belsize Crescent on the following grounds. Because of the steep incline of the Crescent and the age of the houses there is a risk of ground movement as a result of the proposed basement and swimming pool, which means digging two whole floors underground. Our building has already been shaken and developed cracks following other recent developments in the Crescent. There is also a risk of extra flooding due to reduced surface water absorption and the need for constantly working water pumps. If the pumps fail to work, it could be catastrophic for people living in basement flats further down the street who would have their whole flat flooded. There is a risk to mature trees in the garden and the prospect of severe noise disturbance, traffic congestion, increased dust and pollution lasting for months in the narrow street.</p>
2023/0692/P	Richard Fletcher	17/06/2023 08:46:41	OBJ	<p>Please note this OBJECTION to this application. Specifically to the deep basement excavation for an underground swimming pool and an external platform lift.</p> <p>Belsize Crescent is a particularly good example of a substantial mid-to-late Victorians terraces but the terraces sit on a wide but insubstantial foundation. They sit on clay basically; the foundations are wide, but shallow. To date, as far as I know there has been no recorded incidences of subsidence. Given the steep terrain, the slope, and the relatively weak foundations of the buildings a deep evcavation is highly undesirable. It might threaten the stability of the Terrace. It is also out of character. Approval would provide a terrible precedent.</p> <p>Belsize Terrace is positioned above the surrounding mews to the south and is visible from the south in the conservation area. . To date there have been no developments to the rear attached to the buildings. From the rear the Terrace is largely preserved. It would be a regressive move to approve an external staircase breaking the line of the building, and it would reduce the amenity of near neighbours</p> <p>On both these counts this application must be refused</p>
2023/0692/P	JUDITH NASATYR	17/06/2023 15:42:34	COMMNT	<p>I wish to comment on the unsuitability of project. I object to this developmemnt on the following grounds. The planned excavation of the basement casuses concern about the terrace's structural integrity because of the steep slope of the ground and the age of the terrace's structure and brickwork. The crescent is narrow with parking on both sides. The prolonged disruption that will be caused by large lorries removing skips abd related possible road closures will cause severe disruption and congestion to residents in the Crescent and the surrounding areas. The noise and dust pollution will make our lives unbearable. The loss of surface water absorbtion could increase the danger of flooding downhill. There is also the danger of future flooding of the basement and thus risk to the terrrace if water pumps are not maintained.</p>

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2023/0692/P	Barthelemy	17/06/2023 18:25:47	INT	<p>This house is located in front of mine. I have already noticed cracks in the wall of my house when works were done last year in House number 11 ( above 1mm). We also notice moisture in the lower ground floor walls coming from inappropriate water flows. On the other side of our house another swimming pool has been built. It requires noisy vents. Therefor, the exaction of soil ne the creation of a swimming pool will have negative impact on the structural strength of our property. And the impact of water flow will increase the risk. Does the insurance of the Council cover catastrophic consequences in case of the approval of the application ? Does the applicant provide a study of the impacts of the work on the other properties?</p> <p>On top of these obvious blocking elements, the disruption of the traffic for a long period of time and the negative impact on mature trees make the proposal unacceptable.when number 11 was under work, on street parking spaces were reserved by the contractors without any visible right granted by the Council. NSL CEOs never reacted. How is it possible?what will be the status of onstreet parking in this case?</p>

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2023/0692/P	Neil Walker	19/06/2023 18:22:31	OBJ	

Re: application number 2023/0692/P

I am writing to formally lodge my objection to the planning application 2023/0692/P submitted for the proposed works (including the excavation of a sub-basement) at 13 Belsize Crescent, London NW3.

I am a concerned resident living in close proximity to the proposed development for the last eighteen years and have carefully reviewed the submitted plans and their potential impact on the local environment, heritage, and community. My objections are based on the following grounds:

The risk to a historic terrace:

Number 13 Belsize Crescent is part of a historic terrace built in the 1870s and forms part of a conservation area. The terrace itself is extremely well preserved. However, the terrace is built on the side of the hill and many of the houses have suffered movement over the last 150 years.

Excavating a sub-basement in a house in the middle of that terrace seems misguided at best and, at worst, could be considered as the reckless endangerment of a historic asset. The risk of damage or even collapse of one or more of the properties is non-zero and is completely unnecessary. Such risk should not be borne.

Disruption to the local environment:

The application states that the project will take approximately eighteen months.

During this extended period the neighbourhood will have no choice but to suffer significant disruption to the flow of traffic in what is an already easily blocked street. Excavating an entire basement floor will involve the removal of huge amounts of soil and materials involving large numbers of large vehicles over many months. I would further note that Camden Council is about to implement "Healthy Streets Phase 5" which will limit traffic flow through Lyndhurst Gardens and Belsize Lane with the likely effect of increasing traffic flow in Belsize Crescent and nearby streets. Adding the construction traffic that this application will involve, may make the local streets impassable or gridlocked.

There will also undoubtedly be extreme noise pollution as an entire additional basement floor is excavated. This will no doubt involve power tools and machinery (such as jack hammers) which will create extreme levels of sound and vibration.

Unnecessary nature of the project:

Indeed, the idea that there is any need to create an extra floor in a dwelling which is already 112 square metres in size, and which will be occupied by a single family is absurd. Risking damage to the property itself, the neighbouring properties and damaging the living environment for the entire community simply for the sake

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of what may fairly be described as an utterly unnecessary vanity project smacks of profiteering.

It seems clear that the planning committee's time and limited construction resources would be better spent on projects that will benefit the community such as NW3 CLT.

In light of the aforementioned concerns, I urge you to prioritize the preservation of our local heritage, community well-being, and environmental sustainability.

I understand the importance of balancing the needs of development with the concerns of the local community. However, in this instance, the negative impacts of the proposed basement excavation and swimming pool far outweigh any potential benefits. Therefore, I respectfully request that you give due consideration to these objections and reject the planning application.

Thank you for your attention to this matter. I trust that you will carefully evaluate the concerns raised and make a decision that aligns with the best interests of the community and the preservation of our neighbourhood's heritage.

Yours sincerely  
Neil Walker

2023/0692/P	Kathy Ali	20/06/2023 13:18:06	COMMENT	<p>We totally oppose this planning application! It includes an underground swimming pool in the basement which is totally unsuitable for this terraced house. This will affect both No. 11 and No. 15 Belsize Crescent which are either side of No. 13! A terraced house adjoining other houses is not the place for an underground swimming pool or a basement excavation. The crescent is on a slope and this proposed work will have a detrimental effect on this. There has never been a basement excavation in Belsize Crescent. People have managed to renovate houses in the Crescent without doing this. Indeed No. 11 has been beautifully renovated without any basement excavation. This basement excavation is totally unnecessary and will be detrimental to the 2 adjoining houses and the whole Crescent. Camden are the freeholder of No. 15 next to No. 13 and should be mindful of the damage this would cause to their house. We totally oppose this planning application in its present format! Absolutely unsuitable!!</p>
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2023/0692/P	Kathy Ali	20/06/2023 13:18:07	COMMNT	<p>We totally oppose this planning application! It includes an underground swimming pool in the basement which is totally unsuitable for this terraced house. This will affect both No. 11 and No. 15 Belsize Crescent which are either side of No. 13! A terraced house adjoining other houses is not the place for an underground swimming pool or a basement excavation. The crescent is on a slope and this proposed work will have a detrimental effect on this. There has never been a basement excavation in Belsize Crescent. People have managed to renovate houses in the Crescent without doing this. Indeed No. 11 has been beautifully renovated without any basement excavation. This basement excavation is totally unnecessary and will be detrimental to the 2 adjoining houses and the whole Crescent. Camden are the freeholder of No. 15 next to No. 13 and should be mindful of the damage this would cause to their house. We totally oppose this planning application in its present format! Absolutely unsuitable!!</p>

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