

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0692/P	Nicholas Colwill	22/06/2023 18:49:16	OBJ	<p>I strongly object to the proposed deep basement excavation at 13 Belsize Crescent. This property is on the downward side of a steep hill. It forms part of a group of Victorian terraced houses. The ground movement during excavation work is extremely likely to have a negative effect on adjoining properties. The risk of upsetting underpinnings and foundations as well as the structure above ground is of great concern, not to mention upsetting of the water tables and the risk of flooding. Considering that Belsize Crescent is within an area that is teetering on the brink of subsidence it would be most unwise to allow this development to take place. The entire project sounds like a precarious venture.</p> <p>Along with road closures, further traffic disruption, more noise and dust the project will make life unbearable for everyone around.</p> <p>I strongly maintain this application should be refused.</p>
2023/0692/P	Barbara Jackson	22/06/2023 15:31:16	OBJ	<p>I live in a basement flat at the bottom of the hill a few houses below the proposed development. Flash floods in recent years have caused enough problems to my property due to the drains being overwhelmed by excess water. It is, therefore, of great concern that should the deep basement excavation go ahead the loss of surface water absorption will increase the risk of downhill flooding.</p> <p>There is also a great risk that any large amount of excavation would shake the foundations, the structure and brickwork of the surrounding 150 years old Victorian terraced houses.</p> <p>The requirement to have permanently functioning water pumps within the proposed deep basement is also concerning. These will need constant maintenance otherwise it could be disastrous.</p> <p>There will be severe congestion, possibly for years, plus road closures required to service this project in what is a narrow thoroughfare at best. Added to which will be more noise, dirt and air pollution as well as being a safety risk, in particular to children.</p> <p>Therefore I object to the basement plan in its entirety.</p>

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2023/0692/P	M Caplan	22/06/2023 17:23:46	OBJNOT	Objections to planning Applications 13 Belsize Crescent References 2023/0692/P and 2023/0693/P

I object to the above Planning Applications on the following grounds:

#### General Comments;

These houses are approximately 150 years old built on a slope and several have in recent years suffered from subsidence resulting from age, ground conditions, downhill location, excess flooding and the 2 railway lines (Map Attached) that traverse the Crescent behind numbers 25-29 which are in use and we can all feel and hear their rumblings as far down the Terrace as number 1.

The effect of creating a basement of 4 metres plus the depth of the pool in a house this close to end of terrace will most certainly affect the structural integrity of the houses further up the terrace that it helps support. It is admitted in the very extensive professional studies that the Applicant has obtained that the soil in the subject area is predominantly clay Not the most stable of materials all the houses in the Terrace experience seasonal movements which results in various degrees of cracks and subsidence the long term Residents can vouch for this statement.

The Applicants professionals state that the Terrace is in a flood Risk Area 1 and have done their impact studies on this basis. But this risk assessment is historic and does not reflect the change in climate conditions that we are all experiencing.

With much heavier rain fall causing flooding where only a few years ago there were none. Several houses in this area of the Terrace have been subject to basement flooding in the last 2 years. I myself was victim of flooding this winter.

Any alteration to the natural water table, which will effect the natural groundwater flow that this excavation would inevitably cause must be avoided at all costs.

Camden have recently publicly stated that they are now against any further basement developments and have in fact refused several., this one also needs to be refused.

#### Comments on the Design and Access Statement

##### Para 2: Assessment of existing conditions:

The Applicant states this is a mid Terrace house. It is not it is 6 houses from the junction with Belsize Lane measured and paced at 210 feet from the front door of Number 13. The house sits on the downward slope of a relatively steep downward slant. The gradient of which is to some extent seen in the DAS Roof works report pictures on P8 although they do not actually show how steep the street is at this point, no other pictures in the report demonstrate the actual depth of the incline.

##### Para 4: Use (Appearance)

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Under Appearance the Applicants states that the Belsize Conservation Area has been respected. This could not be further from the truth the front proposed roof elevation is very large and does not in any way mirror the style of the vast majority of the houses in the street and would destroy the historic view from the street. Front roof elevation additions have continually been refused by Camden those few that do exist were built in the 70's and are considerably smaller. This one should also be refused in an effort to conserve the historic appearance of the street.

Para 5 :Access:

The applicant is trying to create a garage area disguised as an access point in the front garden for a mobility vehicle, the size of a small car, under the pretext of Camdens' Planning Guidance' Access for All.

There is no explanation how this vehicle will access the front garden as there is a relatively large step up from the street (a historic feature of the terrace) it is therefore presumed that this vehicle is capable of climbing steps. Perhaps an access slope up the front steps of the house could be an alternative method.

A solution needs to be found without in effect creating a front garden parking area in a conservation area.

Camden beware if this parking area is approved then I and several of my neighbours will be applying to create the same in our front gardens accompanied by several strong reasons and arguments to approve our planning applications including the permission granted to Number 13 which would set a precedent.

Although I sympathise with the Applicants needs they have brought a house in a conservation area where the residents value and respect the historic elements of our street and wish to preserve it. Any future applications must necessitate Camden to consult with the Residents

These Planning Applications trespass on the conservation of the Terrace as a whole and need to be refused.

There is no facility to upload the evidential map mentioned can supply if requested

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