

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0692/P	S Sigeta	25/06/2023 17:51:37	OBJ	<p>I am writing to lodge a strong objection against this Planning Application, especially on the question of the swimming pool.</p> <p>Impact on the Victorian structure:</p> <ol style="list-style-type: none"> <li>1. This is a Victorian terraced house built about 1868 – over 150 years ago. A swimming pool in the basement of one of the terraced houses – was never planned or envisaged by the architect. Belsize Crescent is a Conservation Area, and this needs to be respected.</li> <li>2. Familiarity with the building. It takes familiarity with the building to know the real impact of works on the building and daily life. I have lived here for over 10 years. <ul style="list-style-type: none"> <li>¿ There are cracks (not hairpin cracks) on my walls from distortion/warps caused by minor works, let alone major works.</li> <li>¿ The whole house shakes from side to side even from just moving a furniture, dropping a heavy item or the banging of a door. The house shakes in strong winds.</li> <li>¿ The noise travels in an amplified fashion in the Victorian structure, causing echoes, and you can even hear someone yawning quietly in another property. You can hear a cutlery drop.</li> <li>¿ When there were extensive major works two doors away, the bangs, noise and vibrations coming from that made life unendurable. Let alone next door.</li> </ul> <p>You need to have lived in the house and the neighbourhood to know how the houses behave in daily life (not just speculatively on a piece of planning application paper). It's unacceptable to impose extreme, unreasonable and adventurous plans on Victorian unstable shaky antiquated structures, in a neighbourhood where other residents have lived for decades.</p> </li> <li>3. Unanticipated or unforeseen impacts of a swimming pool and other major works: Will the ground sink or not sink as a result of a swimming pool, in the basement of one of the Victorian terraced houses in Belsize? The recent Titan submersible incident is a case in point. They believed it would be "unsinkable". And they were very confident and offhand. The Leaning Tower of Pisa is another. Who would pay the heavy price of these risky dreams?</li> </ol> <p>Impact on the health, mental health and well-being of other neighbours:</p> <ol style="list-style-type: none"> <li>1. Impact of repeated extreme noise, banging, vibrations and dust: <ul style="list-style-type: none"> <li>¿ There are multiple highly vulnerable residents as well as a child living right next door at 15 Belsize Crescent. Their interests, well-being and concerns need to be heeded. The proposed works would cause extreme disturbance, stress, distress and impact on mental health.</li> <li>¿ I suffer from chest pains and breathing difficulties, and fear the impact of such prolonged major disturbance, loud noises and dust on my heart and lungs.</li> <li>¿ In the previous years, major works two doors down caused continuous immense noises, which tremendously exacerbated my migraine, anxiety, stress levels and exhaustion.</li> </ul> </li> </ol>

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				<p>2. Risk of black mould and damp from increased humidity caused by a swimming pool:</p> <p>¿ There is risk of black mould and damp from increased humidity caused by a swimming pool in a leaky Victorian property, proposed at 13 Belsize Crescent. This would have a hugely deleterious impact on the health and safety of the already vulnerable, children, the elderly and other neighbours.</p> <p>A question of priority and wider context:</p> <p>¿ The well-being, mental health and the properties of many residents who have lived on Belsize Crescent for decades are surely more important than a swimming pool of a new resident.</p> <p>¿ Swimming pool may be possible in a detached modern house in the middle of the countryside - where it would cause less impact on other residents. But this application for the basement of a terraced Victorian house, over 150 years old, in a delicate Conservation Area in London, is out of place.</p> <p>¿ There are already constant flooding on our street Belsize Crescent caused by the Thames Water company, making our street frequently not passable because of gushing flood water. This situation may be exacerbated by a swimming pool.</p> <p>¿ There have been droughts, severe water shortage and hose pipe bans in other parts of UK - already in June. Not yet even July/August. Water resources need to be carefully considered and saved for essential usages, such as drinking.</p> <p>For above reasons, I strongly object against this Planning Application.</p>
2023/0692/P	HeeKyong Choi	25/06/2023 21:28:03	OBJ	<p>Dear Camden Council,</p> <p>We own 18 Belsize Crescent, NW3 5QU, that is currently tenanted. We have lived in this house since 2001 and only moved out in January, 2022, so we are very familiar with the peculiarities of the street.</p> <p>We object strongly to this Application, in particular, the proposal to do a deep excavation into the basement level. We believe the soil that the Crescent stands on includes clay that is highly susceptible to expansion and shrinkage. Indeed, we have witnessed ground movement yearly where the basement door will not close properly, the tiles of our front patio have cracked visibly.</p> <p>Such an unprecedented plan to excavate further into the ground, we fear, will undermine the stability of the earth for neighbouring houses.</p> <p>Another factor will be the major disruption this will cause on the street. As it is, Belsize Crescent is a narrow street and the disruption that will surely ensue because of the sheer scale of the work is unquestionable. Furthermore, this will set a precedent for future ambitions, possibly, of other similar or grander projects on the street. Our houses are mostly conjoined, terraced; what one neighbour does - depending on the nature of the work and this is a case in point - will probably, if not undoubtedly, have an impact on others.</p> <p>Kind regards.</p>

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2023/0692/P	Saul	25/06/2023 18:50:43	OBJ	<p>I would like to voice my concerns for the proposal of further excavation. There is already a lot of movement in Belsize Crescent and I feel further excavation will only cause further issues. especially when it is being filled with water for a pool, which could have even greater implications should there be a leak or a malfunction with the pump. We had problems in our building during the last major construction work.</p> <p>I am in agreement with the other changes, but have concerns about the implication of the excavation and have not seen enough in the plan to give me confidence, as a neighbor, downhill, that I will not be impacted by the works or greater issues in the long run</p>
2023/0692/P	HeeKyong Choi	25/06/2023 21:28:01	OBJ	<p>Dear Camden Council,</p> <p>We own 18 Belsize Crescent, NW3 5QU, that is currently tenanted. We have lived in this house since 2001 and only moved out in January, 2022, so we are very familiar with the peculiarities of the street.</p> <p>We object strongly to this Application, in particular, the proposal to do a deep excavation into the basement level. We believe the soil that the Crescent stands on includes clay that is highly susceptible to expansion and shrinkage. Indeed, we have witnessed ground movement yearly where the basement door will not close properly, the tiles of our front patio have cracked visibly.</p> <p>Such an unprecedented plan to excavate further into the ground, we fear, will undermine the stability of the earth for neighbouring houses.</p> <p>Another factor will be the major disruption this will cause on the street. As it is, Belsize Crescent is a narrow street and the disruption that will surely ensue because of the sheer scale of the work is unquestionable. Furthermore, this will set a precedent for future ambitions, possibly, of other similar or grander projects on the street. Our houses are mostly conjoined, terraced; what one neighbour does - depending on the nature of the work and this is a case in point - will probably, if not undoubtedly, have an impact on others.</p> <p>Kind regards.</p>
2023/0692/P	Gillian Krause	23/06/2023 15:03:13	OBJ	<p>I am writing to express my concern about the proposed basement excavation at 13 Belsize Crescent and the precedent it will set if approved.</p> <p>Belsize Crescent is a narrow road of Victorian terraced houses, including the Grade II listed house at number 24, on a slope in the Belsize Village Conservation Area.</p> <p>As well as the noise, vibrations, dust and increased traffic and parking congestion the excavation will cause, how a basement excavation will affect the stability of the houses and what drainage and/or flooding problems may arise is a concern.</p> <p>And if a precedent for basement excavations is set we may be subjected to disruption for future excavations for years to come.</p> <p>Camden's Conservation Area Statement for Belsize states: ¿The Council will normally only permit [basements] if the building will be restored by the action to its original condition, or if it will contribute to the established character of the street scene.¿ Neither of these would seem to apply to this basement proposal.</p> <p>May we also see an Elevation drawing on for the proposed front excavation to the lower ground floor (the extension to create a utility room in the space that is currently the front garden)? ie How will this look from street level?</p> <p>Thank you</p>

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2023/0692/P	Stroube & Tricarico	25/06/2023 23:56:34	OBJ	Our family objects to the proposed application on the grounds the construction will make the street less safe for our young children. In particular, the prolonged period of construction vehicle traffic will make walking and cycling more dangerous.
2023/0692/P	Daniel Farrand	23/06/2023 13:13:53	COMNOT	Letter of objection sent via <a href="mailto:planning@camden.gov.uk">planning@camden.gov.uk</a> . Comment submitted here to ensure that general inbox is checked and matched with this application.