

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1698/P	LB	Platts Lane	20/05/2025 17:19:18	OBJ	<p>As immediate neighbours, we are genuinely gravely concerned on a number of issues.</p> <ol style="list-style-type: none"> Excavations and underground springs. The plans show an excavation depth of 6.5 metres for the swimming pool! Not only is this incredibly deep with the potential to detrimentally affect neighbouring properties, but the local ARUP map shows that a pond and waterway network commences either at or very near to this site. https://www.redfrogforum.org/underground-rivers/ Scale of proposal. The proposal should not be scaled against the entire property, but rather by the floor plan of the flat in question. This means the footprint will be almost TRIPLE the original size which is a gross overdevelopment of the site. According to the 'PROPOSED BASEMENT AREA PLAN' the ground floor plans show a footprint of 131.54m². Adding this footprint and the extensions below the driveway and garden show an increase of 246.65m² meaning the proposed floorplan of both the ground floor and basement will become 378.19m². At a time when 2 bedroom properties are in such high demand, removing another 2 bedroom flat and adding an additional bedroom, swimming pool, spa, gym, laundry, cinema and associated plant room is just ridiculous. There is an internal box room of just 6m² with no external outlook that the owner has named as a 'bedroom' on the existing plans which would appear to be a way of easing the move from a 3 to 4 bedroom property which is simply not the case. If the owner 'needs' a property of this size, then they should buy a property of that size, or preferably one that can accommodate this and/or already has all this in situ. Current flooding from site. Following the installation of a basement next door to the property in question (20 Platts Lane) a number of years ago, whenever there is heavy rain a large amount of water gushes from the site to the point where it runs uphill onto Platts Lane. The road regularly floods anyway as this is the bottom of Platts Lane with the additional water which flows downhill from Ferncroft Avenue. This is a very real concern for both traffic and pedestrian safety. Any flood risk assessment should be taken where there is or has been heavy rain where possible. Traffic disruption and safety issues. The route down Ferncroft Avenue across Platts Lane and onto Briardale Gardens is a well known rat run for commuters both morning and evening. There are already multiple near misses as cars and vans often failing to stop at the junction with Platts Lane and speeding across to avoid the speed restrictions and congestion on Finchley Road. Additionally, the majority of traffic up and down Platts Lane are commercial vehicles (grocery deliveries, couriers and heavy works vehicles for other building works) so additional lorries and work vans will completely overwhelm the area. Further, there are a number of schools and nurseries nearby with parents choosing to walk their children and toddlers as well as school outings where children walk up to the Heath. Their safety is already compromised by speeding vehicles so even more would have a serious impact. General disruption considerations. Since the pandemic, the majority of residents now work from home. This is already challenging

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					<p>due to the other projects ongoing at 18 and 47 Platts Lane as well as further up where 3 new houses are being built at number 71. Residents have to contend with heavy commercial traffic, drilling, banging, shouting and music from 8am throughout the day. This makes work calls and general concentration extremely challenging so this work would have a very negative impact. And once complete, we would have to contend with the constant hum and buzz of all the plant equipment for the pool and ventilation.</p> <p>6. Bin store. The bin store part of the application should be separate to the basement detail to expedite removing bins from the street. Currently, despite having a large and empty driveway as well as a garden with access, the owner keeps all bins on the public footpath and has done so for many months. Action needs to be taken to remove these from the highway and onto the property.</p> <p>In conclusion, we implore the council to REFUSE this planning application. It contributes nothing to our conservation area (if anything it is detrimental!) and cannot be argued as a necessity for the property but rather a folly for the owner.</p>
