

Planning Application 2014/1096/P
35a Buckland Crescent, London NW3 5DJ

We wish to object to this application for the following reasons:

1. The property is in a conservation area. The footprint of the building has already been considerably extended. Further extension at the back and in the sub basement are unnecessary and against the spirit of the conservation area. (The examples of other extensions are irrelevant as they are largely outside the conservation area and many are not attached to period properties.)
2. Given the nature of these flats it seems unlikely that they will house more people at the end of this process than they do already. The applicants refer to a successful application 2013/6177 as a basis of the current application. Last time we looked, there was no decision notice on the Camden Council website for this earlier application so we cannot check if permission was in fact granted.
- 3.. The house already has a basement, (referred to as the ground floor), excavation of another 'sub' basement is likely to create a number of serious problems for neighbouring properties and the area as a whole, namely, collapse of neighbouring foundations and walls, interference with the water table, water courses drainage and sewers. The area is very close to existing rail and tube tunnels which are audible in some buildings further away from the station than No35.
4. It is likely to have an impact on mature trees.
5. The actual construction will have a considerable and detrimental impact on Buckland Crescent causing noise, danger, traffic and air pollution. Buckland Crescent is not a wide road and is also a bus route. At certain times of day the road is already very congested and buses often find it difficult to move freely. This will be exacerbated by a large building site not doubt extending over the pavement and part of the road and producing its own heavy traffic. This is likely to be especially dangerous for children