

<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>
2013/5916/P	16a Lyndhurst Gardens London NW3 5NR	Rob Tulloch		20/10/2013 16:27:18	OBJ

**Response:**

We object to the development plans because:

- The extent of the basement and sub-basement constitute over-development of a site very close to existing buildings and with difficult access
  - The below ground aspects of the proposal place the structure of our building at risk – there is no need for 2 levels of basement and the BIA is currently inadequate and has not been reviewed by a truly independent body
  - The CMP takes a very optimistic view of the impacts on local pedestrians, cyclists and traffic. We believe their safety is being comprised due to the nature of the project which requires hundreds of truck trips into a site that is hard to access.
  - The application review process being followed is tailored towards guiding the developer through a series of re-submissions resulting in eventual approval, rather than taking an objective view of their competency and what is right for the neighbourhood
  - Due to our close proximity to the site noise levels experienced by residents of No. 18 will be above recommended criteria (as stated in developers report).
  - The developer has proved to be an inconsiderate neighbour during their ownership of the property. Ref noise complaint: RS/PC/P68/N1/171553
  - The position of air conditioning has not been shown and there are no details on the consequential noise pollution inflicted on neighbours. The position of the ventilation/extraction for the swimming pool is not shown and the plant size, noise and smells relating to the pool are of material consequence.
  - The two Arup reviews (dated 29th May and 27th June) present a complete about-turn in terms of the adequacy of the BIA.
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