

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/3625/P	Elio Stracuzzi	Flat 8 11 Lindfield a Gardens	27/06/2014 11:40:42	OBJ	<p>I write to register my strongest objection to the extensive proposal to excavate beneath the foundations of this fine Victorian house which is in a Conservation area. The house has a history of subsidence and in 2011/2011 large sums of money were spent remedying subsidence at No 8. Additionally there is a rising water table that regularly comes up from below the house. This causes problems with the sewers. As No. 8 is not a single dwelling, the extensive earth works would also cause considerable disturbance to the other flats that are situated above the proposed development.</p> <p>It seems unreasonable for a two bedroomed apartment to be purchased on the expectation that it can be converted into a six bedroom dwelling on two floors with little consideration for the effect on the other flat owners in the building. The noise, light pollution, dirt and disruption caused by the proposed development would severely disturb the quiet enjoyment of all the flat owners in the house and to the neighbours in the adjacent houses.</p> <p>I note that this new application has not been scaled down from the applicant's previous proposal , that Camden Council Planning Dept rejected. I would strongly urge the Planning Department at Camden Council to please reject this application.</p>
2014/3625/P	Janet Gompertz	Flat 7, 11 Lindfield Gardens	25/06/2014 17:00:39	COMMNT	<p>I write to register my strong objection to the proposed extensive development at No 8 Lindfield Gardens. This is an exceptionally fine Victorian house that has been identified as one of 'specific merit' in this, a conservation area.</p> <p>The house is situated on the slope of a hill composed of London Clay. In the 31 years I have lived opposite this property I have witnessed a long history of subsidence at No 8 , a rising water table and severe problems with drainage and sewerage from that property resulting in Thames Water having to lay a new sewerage pipe to the main sewer in the road.</p> <p>The major excavations proposed below the foundations of the Victorian property would be detrimental to the stability of the soil, the water table, the building itself and to the buildings on either side. These concerns are supported by an in- depth report by Stephen L. Stark, a structural engineer which a specialist knowledge in water tables and subsidence particularly in this part of the L. B. of Camden. It seems absurd to me that a family with 5 children purchase a two bedroomed apartment on the expectation that they will be successful in acquiring consent to excavate the foundations of a well established building to make it into a six bed bedroomed dwelling. Such an extensive development would place undue pressure on the other flats within the building and cause unacceptable disturbance to all of their neighbours.</p>

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2014/3625/P	David BURNS	Flat 6 11 Lindfield Gardens NW3 6PX	27/06/2014 15:42:02	COMMNT	I own a long lease of a flat in the house opposite N° 8 Lindfield Gardens, and am a Camden resident. I object to the proposed plans on several grounds and because they seem preposterously exaggerated and designed as a piece of brazen real estate speculation. This street is already fully built up and there can be no grounds for such extensive works in a substantial existing house merely to create more rooms. Specifically, I object to the proposal as submitted for the following obvious reasons: 1) the works will be a nuisance for a substantial period of time, in terms of noise, dust, works traffic etc. 2) the house is uphill of my own and I am very concerned about the potential for disrupting drainage, causing subsidence etc. 3) As you know Lindfield Gardens is used as a rat-run for morning and evening traffic, but the on-street parking is thankfully restricted to CPZ residents. Over the last two years the parking has become a real problem, apparently as a result of the higher density of residents' cars requiring on-street parking. I can no longer assume that I will be able to park in my own street. Therefore, if works such as these are to be authorised, - and I hope you will refuse this application altogether - I would strongly advocate that the space be used for off-street parking and not for creating basement living accommodation. N° 8 is one of several buildings in the street which appears hopelessly under-provided with off-street parking in comparison to the effective accommodation it provides. It would not be because the current applicant is ostensibly a family with young children that we are protected against a permanent influx of cars as a result of this residential extension.
2014/3625/P	Anne Diacks	Garden Flat 9 Lindfield Gardens	28/06/2014 10:35:29	OBJ	<p>As a direct neighbour LLNA) I write to object in the strongest terms to the proposed plans to excavate below the foundations of this beautiful Victorian house in this, a Conservation Area.</p> <p>In our opinion the scale of the proposed development is excessive and the modern design proposed is out of character .</p> <p>Is seems unreasonable for the applicant to purchase a two bedroomed property on the expectation that Camden Council will give consent to add an extra floor below the foundations of this beautiful Victorian house, in order to have a six bedroom dwelling over two floors.</p> <p>The structural engineer and expert on the effects of excavation on soil and water table issues in this area, Stephen Stark, is of the firm opinion that excavation of the foundations of No. 8 Lindfield Gardens, which is built on the side of a hill composed of London Clay, would be detrimental to the stability of the Victorian building where there is already a long history of subsidence. The proposed development would also endanger the structure of all the other flats at No. 8 and cause major noise and traffic disruption to all the neighbours and users of Lindfield Gardens.</p> <p>I would urge Camden Council to please reject this proposal."</p>
2014/3625/P	Anne Diacks	Garden Flat 9 Lindfield Gardens	28/06/2014 10:35:08	OBJ	

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2014/3625/P	Uday and Deepa Simran Singh	Flat 1 5, Langland Gardens	29/06/2014 10:59:48	OBJ	<p>As members of the LLNA We both write to object to the proposed development on this beautiful Victorian building, in a conservation area.</p> <p>We think the design is out of character with the architectural style of the house. It is well known that Victorian houses do not have deep foundations and the proposed excavation below the house's foundations is likely to be detrimental to the whole property and particularly to the other flats above, as expressed in Stephen Stark's report. We know that there have been problems with a rising water table at this site which has recently undergone extensive repair to counteract subsidence. The house's position on the side of a hill and the excessive rain fall this year makes it very vulnerable to further subsidence. We think this proposed development is excessive and disproportionate and we are concerned that there has been no reduction in the scale of the proposed development since the last application which Camden thankfully refused. Additionally it will cause untold disruption in terms of noise and dirt not only to the immediate neighbours, but also to the traffic in the neighbourhood which is already extremely congested particularly in the mornings. We ask Camden Council to please refuse this application.</p>
2014/3625/P	Michael Openshaw	Flat 4 9 Lindfield Gardens	29/06/2014 10:21:48	OBJ	<p>Dear Madam,</p> <p>I live opposite the above mentioned address at Flat 4 , 9 Lindfield Gardens NW3 6PX. I am the freeholder. I object to this planning application on the following grounds a) The proposed work, which appears to be very extensive will cause at least 2 years of dirt , noise and increased lorry traffic and damage the living conditions of myself and my neighbours.b) There has been a long history of subsidence at no 8 . In the past, there have been significant problems with a rising water table and sewerage. The work proposed in this application will only exacerbate the situation. I would kindly ask you to reject this application .</p>

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2014/3625/P	christine rowley	22B Lindfield Gardens London NW3 6PS	26/06/2014 22:22:21	OBJ	<p>I object to this planning application as the scale of development above and below ground are not in keeping with the scale of the building in this conservation area. The extension stretches from side to side of the whole house and the basement excavation comes well outside of the footprint of the building like an iceberg under this sloping garden.</p> <p>I do not think the basement impact assessment addresses the risks to the neighbours and the local community and in particular does not require sustainable drainage and does not address the issue of slope stability, number of bore holes and the impact on the underground waterflow in this double sloping area.</p> <p>In this instance, we see the applicants having purchased a two bedroom flat in a conservation area trying to expand this to a six bedroom house by digging out extensively under the garden disregarding the impact on their neighbours in this traditional Victorian building which has suffered from subsidence and the impact on the local area.</p> <p>I also object to the</p> <ol style="list-style-type: none"> 1. Extension of hard paving over the garden without sustainable drainage. 2. Disregard of previous subsidence at the building and history of this in this location 3. Depletion of a large garden 4. Extension of the basement beyond the existing footing of the building 5. Risk of structural impact on neighbouring buildings 6. Basement extension will impact water flow, land slope and stability particularly given limited depth of foundations in traditional Victorian construction. 7. This is on the border of a high risk slip area and the site is double sloped. 8. Revised extension is not changed in depth relative to the host building when the previous application was rejected for this reason. 9. light wells are enlarged relative to the previous application which means they are not as discrete as the last time. 10. There is no green roof on the extension.
2014/3625/P	Neville D. Cousin	Flat 2 11 Lindfield Gardens	25/06/2014 17:29:28	COMMNT	<p>I write to object in the strongest terms to the proposed plans to extend a two bedroomed apartment into a six bedroomed duplex by digging out the foundations of the finest Victorian building in our road. I have lived here nearly all of my life, for over 75 yrs, so I am fully aware of the very severe subsidence issues on the side of the hill where no. 8 is situated. I think the excavation of the foundations of No. 8 would exacerbate subsidence and destabilise the water table further. I am strongly against permission being granted for such an extensive development in this, a conservation area.</p>

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2014/3625/P	Abel Gorchein	Flat 3 5 Langland Gardens	27/06/2014 18:07:25	OBJ	<p>As a resident and member of The Lindfield and Langland Gardens Neighbourhood Association, I write to register my strong objection to the proposed development at No. 8 Lindfield Gardens. This house is a particularly fine Victorian building that has been identified as a property of special merit within our conservation area. I have viewed the plans and think that the contemporary design and materials would destroy the original character of the building.</p> <p>The proposal to excavate the foundations would exacerbate the known severe problems with subsidence at this address, on the side of a hill. The plans to extend a two bedroom apartment into a six bedroomed one over two floors is excessive and disproportionate. Such an extensive building programme is likely to be detrimental to the structure of the other flats above and cause undue disturbance in terms of noise, dirt and additional traffic to all residents in the entire neighbourhood.</p>
2014/3625/P	Rhian Radia	Flat 4 11 Lindfield Gardens	26/06/2014 09:15:18	OBJ	<p>I object to the proposed development on the grounds that in this new application the size of the basement, which was a factor in the refusal of the last application, is not reduced in size.</p> <p>The new development extends beyond the footprint of the existing building.</p> <p>The excavation of the foundations of this very fine Victorian building would destabilise the soil and disturb the water table causing further damage to a building which already has a history of subsidence and flooding.</p>
2014/3625/P	Deepa Abraham	17a Langland Gardens	30/06/2014 15:26:21	OBJ	<p>As a member of the Lindfield and Langland Gardens, a Neighbourhood Association (LLNA), I write to object in the strongest terms to the proposed plans to excavate below the foundations of this beautiful Victorian house in this, a Conservation Area.</p> <p>In our opinion the scale of the proposed development is excessive and the modern design proposed is out of character.</p> <p>It seems unreasonable for the applicant to purchase a two bedroomed property on the expectation that Camden Council will give consent to add an extra floor below the foundations of this beautiful Victorian house, in order to have a six bedroom dwelling over two floors.</p> <p>The structural engineer and expert on the effects of excavation on soil and water table issues in this area, Stephen Stark, is of the firm opinion that excavation of the foundations of No. 8 Lindfield Gardens, which is built on the side of a hill composed of London Clay, would be detrimental to the stability of the Victorian building where there is already a long history of subsidence. The proposed development would also endanger the structure of all the other flats at No. 8 and cause major noise and traffic disruption to all the neighbours and users of Lindfield Gardens.</p> <p>As a rate payer I would urge Camden Council to please reject this proposal."</p> <p>Best regards,</p> <p>Deepa Abraham</p>

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2014/3625/P	Elio Stracuzzi	Flat 8 11 Lindfield a Gardens	27/06/2014 11:40:21	OBJ	<p>I write to register my strongest objection to the extensive proposal to excavate beneath the foundations of this fine Victorian house which is in a Conservation area. The house has a history of subsidence and in 2011/2011 large sums of money were spent remedying subsidence at No 8. Additionally there is a rising water table that regularly comes up from below the house. This causes problems with the sewers. As No. 8 is not a single dwelling, the extensive earth works would also cause considerable disturbance to the other flats that are situated above the proposed development.</p> <p>It seems unreasonable for a two bedroomed apartment to be purchased on the expectation that it can be converted into a six bedroom dwelling on two floors with little consideration for the effect on the other flat owners in the building. The noise, light pollution, dirt and disruption caused by the proposed development would severely disturb the quiet enjoyment of all the flat owners in the house and to the neighbours in the adjacent houses.</p> <p>I note that this new application has not been scaled down from the applicant's previous proposal , that Camden Council Planning Dept rejected. I would strongly urge the Planning Department at Camden Council to please reject this application.</p>
2014/3625/P	Anil George	17a Langland Gardens Hampstead	30/06/2014 15:45:30	OBJ	<p>As a member of the Lindfield and Langland Gardens, a Neighbourhood Association (LLNA), I write to object in the strongest terms to the proposed plans to excavate below the foundations of this beautiful Victorian house in this, a Conservation Area.</p> <p>In our opinion the scale of the proposed development is excessive and the modern design proposed is out of character .</p> <p>It seems unreasonable for the applicant to purchase a two bedroomed property on the expectation that Camden Council will give consent to add an extra floor below the foundations of this beautiful Victorian house, in order to have a six bedroom dwelling over two floors.</p> <p>The structural engineer and expert on the effects of excavation on soil and water table issues in this area, Stephen Stark, is of the firm opinion that excavation of the foundations of No. 8 Lindfield Gardens, which is built on the side of a hill composed of London Clay, would be detrimental to the stability of the Victorian building where there is already a long history of subsidence. The proposed development would also endanger the structure of all the other flats at No. 8 and cause major noise and traffic disruption to all the neighbours and users of Lindfield Gardens.</p> <p>As a rate payer I would urge Camden Council to please reject this proposal."</p> <p>Best regards,</p> <p>Anil George</p>

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2014/3625/P	Usha and Arvind Malhotra	Flat 3 11 Lindfield Gardens	25/06/2014 20:58:12	OBJ	<p>As a direct neighbour of No. 8 Lindfield Gardens, I write to object most strongly to the proposed plans to excavate below the foundations of this beautiful Victorian house in our Conservation area.</p> <p>In our opinion the scale of the proposed development is excessive.</p> <p>It seems unreasonable that a family of seven purchase a two bedroomed property on the assumption that they will gain the council's consent to add an extra floor below the foundations of this beautiful Victorian house, in order to have a six bedroom dwelling over two floors.</p> <p>The structural engineer and expert on the effects of excavation on soil and water table issues in this area, Stephen Stark, is of the firm opinion that excavation of the foundations of No. 8 Lindfield Gardens, which is built on the side of a hill, composed of London Clay, would be detrimental to the stability of the Victorian building and endanger the structure of all the other flats in the building.</p>

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					Favourite
2014/3625/P	charles rowley	22b Lindfield Gardens London nw3 6ps	26/06/2014 22:24:50	OBJ	I object to this planning application because the size of the extension is large relative to the size of the house, the basement comes well out into the garden and I think we should resist the development of iceberg properties on this double sloped site particularly given presence of subsidence and risks to neighbours
2014/3625/P	Prady Kapoor	Flat 8 11 Lindfield Gardens	28/06/2014 13:22:10	OBJ	<p>As a direct neighbour of No. 8 Lindfield Gardens, I write to object to the proposed plans to excavate below the foundations of this beautiful Victorian house in this, a Conservation Area.</p> <p>In our opinion the scale of the proposed development is excessive and the design out of character with the period of this building.</p> <p>Is seems unreasonable that the applicant should purchase a two bedroomed property on the expectation that they will gain the Camden Council's consent to add an extra floor below the foundations of this beautiful Victorian house, in order to have a six bedroom dwelling over two floors.</p> <p>The structural engineer and expert on the effects of excavation on soil and water table issues in this area, Stephen Stark, is of the firm opinion that excavation of the foundations of No. 8 Lindfield Gardens, which is built on the side of a hill composed of London Clay, would be detrimental to the stability of the Victorian building where there is already a long history of subsidence. The proposed development would also endanger the structure of all the other flats at No. 8 and cause major noise and traffic disruption to all the neighbours and users of Lindfield Gardens.</p> <p>Please reject this proposal.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/3625/P	David BURNS	Flat 6 11 Lindfield Gardens NW3 6PX	27/06/2014 15:42:12	COMMNT	<p>I own a long lease of a flat in the house opposite N° 8 Lindfield Gardens, and am a Camden resident. I object to the proposed plans on several grounds and because they seem preposterously exaggerated and designed as a piece of brazen real estate speculation. This street is already fully built up and there can be no grounds for such extensive works in a substantial existing house merely to create more rooms. Specifically, I object to the proposal as submitted for the following obvious reasons: 1) the works will be a nuisance for a substantial period of time, in terms of noise, dust, works traffic etc. 2) the house is uphill of my own and I am very concerned about the potential for disrupting drainage, causing subsidence etc. 3) As you know Lindfield Gardens is used as a rat-run for morning and evening traffic, but the on-street parking is thankfully restricted to CPZ residents. Over the last two years the parking has become a real problem, apparently as a result of the higher density of residents' cars requiring on-street parking. I can no longer assume that I will be able to park in my own street. Therefore, if works such as these are to be authorised, - and I hope you will refuse this application altogether - I would strongly advocate that the space be used for off-street parking and not for creating basement living accommodation. N° 8 is one of several buildings in the street which appears hopelessly under-provided with off-street parking in comparison to the effective accommodation it provides. It would not be because the current applicant is ostensibly a family with young children that we are protected against a permanent influx of cars as a result of this residential extension.</p>
