

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2094/P	Simon Rawlins	Flat 29 3 St Pancras Way London	26/04/2014 13:02:01	OBJ	the suitability of the site and ground to take the construction of a basement has not been satisfactorily established and nor has it been satisfactorily established that the basement construction works will not adversely impact upon the foundations and structure of No 3 St Pancras Way.
2014/2094/P	Jeremy Bending	Flat 20, 3 St Pancras Way London NW1 0BP	26/04/2014 11:22:00	OBJ	<p>I am the owner of Flat 20, 3, St Pancras Way, a neighbour of the proposed development at 7 St. Pancras Way.</p> <p>I am very worried by a number of issues highlighted by the Basement Impact Assessment and wish to object to the proposed basement development.</p> <p>My issues are:</p> <ol style="list-style-type: none"> 1) The old London River Fleet runs directly under the basement site and our building. This gives the ground some very interesting properties, none of which are suitable for deep basement excavation. 2) The site is underlain by the London Clay Formation which is notoriously prone to movement under load because of its very high plasticity and high volume change potential due to natural moisture content, resulting in the clay shrinking on drying and swelling on rehydration. The clay will also swell when unloaded by excavations, causing significant ground movement which will disrupt the foundations of neighbouring buildings. 3) This ground movement could cause further cracking in our external walls, cracking of pipe-work and displacement of paving. 4) There is likely to be significant noise, dust and vibration whilst these deep excavation works are carried out. <p>I do not see that the addition of a basement as a useful or essential enhancement to the current approved development and request that this development is not approved due to the risks and impacts to neighbouring properties identified above.</p> <p>Yours sincerely,</p> <p>Jeremy Bending</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2094/P	Oliver Morrell-Hemming	Flat 18 3 St Pancras Way London NW1 0PB	25/04/2014 14:17:17	OBJ	<p>I strongly object to this planning application for a proposed basement installation into the existing re-development for various reasons. Firstly and most worryingly is the issue of subsidence and disruption to the foundations of my neighbouring property, followed by the unsuitable basement location because of the ground/soil properties, potential contamination and water/drainage. Coupled with the noise, dust, vibration and finally the failure to preserve or enhance the character of the building.</p> <p>The 'Basement Impact Assessment' contains some worrying revelations: "Some evidence of minor differential foundation movement was evident in this western building. No survey of the building was undertaken, though some of the pointing was noted to be in poor condition and we understood that some of the brickwork is considered 'live'." "No survey undertaken and clear evidence of 'live' brickwork and existing subsidence!"</p> <p>The site is underlain by the London Clay Formation which is notoriously prone to movement under load because of its very high plasticity and high volume change potential due to natural moisture content, resulting in the clay shrinking on drying and swelling on rehydration. Moreover the clay will also swell when unloaded by excavations such as those required for the construction of this basement. This will cause ground movement and will disrupt the foundations of neighbouring buildings, cause significant distress to my properties external walls, which have already been subjected to shrinkage movement since the construction completed. The external north-facing wall of my property lies only a few metres away from the site, and any digging on-site, excessive (drilling) vibrations, changing moisture levels in the clay soil, etc is likely to cause shrinkage cracks in my external-facing walls.</p> <p>References to my concerns are mentioned multiple times in the impact assessment: "Some shrink/swell subsidence damage consistent with differential foundation movement was evident in the two buildings on this site." The proposed basement would also, "be deeper than the surrounding footings to both neighbouring buildings on this site".</p> <p>The earth composition of the area is described as "very soft gravelly, sandy, very silty CLAY/ clayey SILT and probably disturbed Alluvium!" Alluvium is loose, unconsolidated sediments which is extremely prone to movement! Groundwater seepages were recorded at depths of 0.7m and 8.8m below ground, and widespread moisture at various depths and bore-hole locations. The site is over the channel of the river Fleet; a worrying discovery when deep excavation is proposed in this totally inappropriate location. The survey even highlights shocking concerns in the grounds suitability for basement construction: "These clays are fissured, which reduces their strength, and will undergo heave movements in response to unloading by the basement excavation. The recorded Selenite crystals are known to be aggressive towards buried concrete."</p> <p>Camden Council's planning policies (namely DP26 & DP27) highlights firm criteria for planning approval, which I feel this application does not meet! DP26: Excessive dust, noise and vibration levels. This application is missing a 'Construction Management Plan' to outline how they hope to mitigate these negative impacts. In policy DP27 this application violates 3 key points: Maintain the structural stability of the building and neighbouring properties</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					Cumulative impact upon structural stability or the water environment in the local area Harm the amenity of neighbours
2014/2094/P	Simon Lawson	Flat 22 3 St Pancras Way London NW1 0PB	22/04/2014 15:55:02	OBJ	I object to this application as I am concerned about possible damage to the foundation of our apartment block during construction, as we are above the old River Fleet path and all properties are built on clay which will swell once disturbed. Also, I am concerned about the potential subsidence risk in years to come.
2014/2094/P	Vincent Doyle	Flat 5 3 St Pancras Way London NW1 0PB	29/04/2014 16:26:53	COMMNT	I am concerned that these works will: <ol style="list-style-type: none"> 1. Increase the risk of subsidence. 2. Increase the risk of flooding. 3. Create pollution. 4. Increase the risk of hazardous fumes and chemicals being released into the atmosphere.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2094/P	Alya Sakka	Flat 3 3 Saint Pancras Way	28/04/2014 20:36:21	OBJ	<p>I strongly object to this planning application for a proposed basement installation into the existing re-development for various reasons. Firstly and most worryingly is the issue of subsidence and disruption to the foundations of my neighbouring property, followed by the unsuitable basement location because of the ground/soil properties, potential contamination and water/drainage. Coupled with the noise, dust, vibration and finally the failure to preserve or enhance the character of the building.</p> <p>The 'Basement Impact Assessment' contains some worrying revelations: "Some evidence of minor differential foundation movement was evident in this western building. No survey of the building was undertaken, though some of the pointing was noted to be in poor condition and we understood that some of the brickwork is considered 'live'." "No survey undertaken and clear evidence of 'live' brickwork and existing subsidence!"</p> <p>The site is underlain by the London Clay Formation which is notoriously prone to movement under load because of its very high plasticity and high volume change potential due to natural moisture content, resulting in the clay shrinking on drying and swelling on rehydration. Moreover the clay will also swell when unloaded by excavations such as those required for the construction of this basement. This will cause ground movement and will disrupt the foundations of neighbouring buildings, cause significant distress to my properties external walls, which have already been subjected to shrinkage movement since the construction completed. The external north-facing wall of my property lies only a few metres away from the site, and any digging on-site, excessive (drilling) vibrations, changing moisture levels in the clay soil, etc is likely to cause shrinkage cracks in my external-facing walls.</p> <p>References to my concerns are mentioned multiple times in the impact assessment: "Some shrink/swell subsidence damage consistent with differential foundation movement was evident in the two buildings on this site." The proposed basement would also, "be deeper than the surrounding footings to both neighbouring buildings on this site".</p> <p>The earth composition of the area is described as "very soft gravelly, sandy, very silty CLAY/ clayey SILT and probably disturbed Alluvium!" Alluvium is loose, unconsolidated sediments which is extremely prone to movement! Groundwater seepages were recorded at depths of 0.7m and 8.8m below ground, and widespread moisture at various depths and bore-hole locations. The site is over the channel of the river Fleet; a worrying discovery when deep excavation is proposed in this totally inappropriate location. The survey even highlights shocking concerns in the grounds suitability for basement construction: "These clays are fissured, which reduces their strength, and will undergo heave movements in response to unloading by the basement excavation. The recorded Selenite crystals are known to be aggressive towards buried concrete."</p> <p>Camden Council's planning policies (namely DP26 & DP27) highlights firm criteria for planning approval, which I feel this application does not meet! DP26: Excessive dust, noise and vibration levels. This application is missing a 'Construction Management Plan' to outline how they hope to mitigate these negative impacts. In policy DP27 this application violates 3 key points: Maintain the structural stability of the building and neighbouring properties</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>Cumulative impact upon structural stability or the water environment in the local area Harm the amenity of neighbours</p> <p>The previous planning application (2013/2377/P) advises in the 'Outcome of Risk Assessment' section 4.4 (page 17) certain recommendations: "The Local Planning Authority and Environmental Agency should be consulted for information regarding the deposits of radioactive waste approximately 57M from the site."</p> <p>May I draw the planning officer's attention to this point and ask whether this consultation ever took place? (The impact assessment states that only "Limited chemical testing was undertaken")</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2094/P	Susana Dias	Flat 32 3 St Pancras Way NW1 0PB	27/04/2014 23:02:26	OBJ	Grounds for Objection to Planning Application 2014/2094/P

I strongly object to this planning application for a proposed basement installation into the existing re-development for various reasons. Firstly and most worryingly is the issue of subsidence and disruption to the foundations of my neighbouring property, followed by the unsuitable basement location because of the ground/soil properties, potential contamination and water/drainage. Coupled with the noise, dust, vibration and finally the failure to preserve or enhance the character of the building.

The 'Basement Impact Assessment' contains some worrying revelations: "Some evidence of minor differential foundation movement was evident in this western building. No survey of the building was undertaken, though some of the pointing was noted to be in poor condition and we understood that some of the brickwork is considered 'live'." "No survey undertaken and clear evidence of 'live' brickwork and existing subsidence!"

The site is underlain by the London Clay Formation which is notoriously prone to movement under load because of its very high plasticity and high volume change potential due to natural moisture content, resulting in the clay shrinking on drying and swelling on rehydration. Moreover the clay will also swell when unloaded by excavations such as those required for the construction of this basement. This will cause ground movement and will disrupt the foundations of neighbouring buildings, cause significant distress to my properties external walls, which have already been subjected to shrinkage movement since the construction completed. The external north-facing wall of my property lies only a few metres away from the site, and any digging on-site, excessive (drilling) vibrations, changing moisture levels in the clay soil, etc is likely to cause shrinkage cracks in my external-facing walls.

References to my concerns are mentioned multiple times in the impact assessment: "Some shrink/swell subsidence damage consistent with differential foundation movement was evident in the two buildings on this site." The proposed basement would also, "be deeper than the surrounding footings to both neighbouring buildings on this site".

The earth composition of the area is described as "very soft gravelly, sandy, very silty CLAY/ clayey SILT and probably disturbed Alluvium!" Alluvium is loose, unconsolidated sediments which is extremely prone to movement! Groundwater seepages were recorded at depths of 0.7m and 8.8m below ground, and widespread moisture at various depths and bore-hole locations. The site is over the channel of the river Fleet; a worrying discovery when deep excavation is proposed in this totally inappropriate location. The survey even highlights shocking concerns in the grounds suitability for basement construction: "These clays are fissured, which reduces their strength, and will undergo heave movements in response to unloading by the basement excavation. The recorded Selenite crystals are known to be aggressive towards buried concrete."

Camden Council's planning policies (namely DP26 & DP27) highlights firm criteria for planning approval, which I feel this application does not meet! DP26: Excessive dust, noise and vibration levels. This application is missing a 'Construction Management Plan' to outline how they hope to mitigate

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					these negative impacts. In policy DP27 this application violates 3 keys points: <ul style="list-style-type: none"> • Maintain the structural stability of the building and neighbouring properties • Cumulative impact upon structural stability or the water environment in the local area • Harm the amenity of neighbours
2014/2094/P	Simon Rawlins	Flat 29 3 St Pancras Way London	26/04/2014 13:02:28	OBJ	the suitability of the site and ground to take the construction of a basement has not been satisfactorily established and nor has it been satisfactorily established that the basement construction works will not adversely impact upon the foundations and structure of No 3 St Pancras Way.
2014/2094/P	Amelie Thomas	Flat 7 3 St Pancras Way London NW1 0PB	21/04/2014 12:19:12	OBJ	As a flat owner at 3, St Pancras Way, I would like to object the application for planning the creation of a basement at 7 St Pancras Way. I am terribly concerned that its creation will cause significant ground movement which will disrupt the foundations of neighbouring buildings, as the soil is made of a certain clay which is prone to movement under load. Moreover, the old London River Fleet runs directly under the basement site and 3, St Pancras Way. The river gives the ground some properties which aren't suitable for deep basement excavation. I'm also worried that the ground movement will cause further cracking in our external walls, cracking of pipe-work and displacement of paving. Finally, the deep excavation will create even more noise, vibration and dust, which is a real nuisance for the area. I think that all those concerns need to be taken into account and are solid grounds for rejecting the building plan.
2014/2094/P	Simon Rawlins	Flat 29 3 St Pancras Way London	26/04/2014 13:02:38	OBJ	the suitability of the site and ground to take the construction of a basement has not been satisfactorily established and nor has it been satisfactorily established that the basement construction works will not adversely impact upon the foundations and structure of No 3 St Pancras Way.
2014/2094/P	Simon Rawlins	Flat 29 3 St Pancras Way London	26/04/2014 13:02:35	OBJ	
2014/2094/P	Simon Rawlins	Flat 29 3 St Pancras Way London	26/04/2014 13:02:33	OBJ	
2014/2094/P	Simon Rawlins	Flat 29 3 St Pancras Way London	26/04/2014 13:02:30	OBJ	
2014/2094/P	Simon Rawlins	Flat 29 3 St Pancras Way London	26/04/2014 13:02:41	OBJ	

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2094/P	Simon Rawlins	Flat 29 3 St Pancras Way London	26/04/2014 13:02:25	OBJ	the suitability of the site and ground to take the construction of a basement has not been satisfactorily established and nor has it been satisfactorily established that the basement construction works will not adversely impact upon the foundations and structure of No 3 St Pancras Way.
