

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2553/P	Keith Price	34 Cressy Road London NW32LY	06/05/2014 19:03:26	OBJ	Summary

Cressy Road lies within the Mansfield Conservation Area and I request that Camden Council rejects this planning application. It is contrary to its own Development Policy No 27 and the aims of the Conservation Area viz. to preserve the character and appearance of the Area. The proximity of Nos 21 – 23 to the roadside and the resulting lack of frontage makes this property totally unsuited for developing a basement.

To award planning permission to this development would set an unfortunate precedent and would open the floodgates to further applications which would further destroy the particular Victorian character and appearance that Conservation Area Status seeks to maintain. The 'Mansfield Conservation Area Appraisal and Management Strategy', dated 4 December 2008, which makes it clear that the Council will normally resist basement development fronting the highway and Camden Planning Guide No4, issued in September 2013, confirms this policy.

Moreover all references in the planning application that this development assists the Borough of Camden's housing target are nonsensical, as the planning application states that there will be no gain in the number of occupants in the property.

Background

The Victorian houses in Cressy Road do not have basements and their original structures are already being impacted by the many carefully regulated loft extensions, which have increased the living space and, therefore, population density and demands on Victorian infrastructure. In allowing the development of basements in the area it would be impossible to prevent the detrimental visual impact of the resultant light wells, and the subsequent increased light spillage onto the street.

I fail to understand from the proposed design how this development can possibly provide sufficient daylight for modern high quality daytime living in an entirely below ground development.

Basis of Objection

The 'Mansfield Conservation Area Appraisal and Management Strategy' provides important information to local residents, property owners, architects and developers about the types of alterations and development that are likely to be acceptable or unacceptable. Page 30 of the document covering Basement Development states that the Council will normally resist a basement development fronting the highway due to its impact on the appearance of the Conservation Area. Para 2.71 of CPG4, issued in September 2013 states that such developments will be unacceptable.

DP 27 covering basement developments also requires the Council to consider the harmful effect that this development will have on the amenity of neighbours and the character of the area as well as considering the loss of more than 50% of the front garden area to a lightwell.

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					<p>The creation of a light well fronting the highway would immeasurably harm the appearance of the streetscape. The erection of railings around any lightwells will create a cluttered appearance to such a minimal frontage. The attempt to mitigate this cluttered appearance by recognising its impracticality through not including in the front elevation drawing a wall, railings and gate in front of No 21 only serves to emphasise this point.</p> <p>I would therefore strongly urge the Council to REJECT this application.</p>
2014/2553/P	Debbie Fox	28 Cressy road London NW32LY	06/05/2014 20:31:39	OBJ	<p>I would like to register an objection to this application on the grounds based on the grounds that it will harm the character and appearance of Cressy Road. This area is a conservation area -- and there are no existing basements on this road. In addition, the small depth of front gardens and proximity of houses to the pavement prevent the development of basements and lightwells which are not immediately apparent from the roadside if they are to provide adequate light to the development. It appears that the plans for this development fails to adhere w the look and feel of the rest of the road and area.</p>
2014/2553/P	A Hassim	16 Cressy Road London NW3 2LY	10/05/2014 21:08:45	OBJ	<p>I am very concerned about the excavation of a basement beneath Nos 21 and 23 Cressy Road. It is well documented how basement excavation can often have major impacts on the structure and stability of adjoining houses. Furthermore, I cannot see how it could be contemplated in Cressy Road, without causing subsidence in the ground. For it is not a wide street, has the tributaries of the river Fleet running underneath it, there is shift in the road already noted by surveyors, and in No 12 subsidence has recently occurred.</p> <p>In addition, I am sure that if the owner of the property was planning to live in our road, they would never have put forward this basement proposal plan, as it would surely damage the character of our street which is within the Mansfield Conservation area.</p>
2014/2553/P	John Fernihough	32 Cressy Road	09/05/2014 14:30:43	OBJ	<p>No basements exist on our street nor in the area, and adding one to this building would significantly alter the appearance of our street. This is especially true of the required light well and fence / wall enclosure. The walls on the rest of the houses gradually reduce to zero at this end of the street as they follow the slope of the road. Building a wall that low would be an obvious safety hazard as pedestrians could fall into the light well. Building a wall high enough to be safe would completely break the continuity of the current wall design.</p>