

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2553/P	k gunes	15 cressy road NW3 2NB	18/04/2014 11:21:47	OBJ	I am concerned about the excavation of a basement at 21 Cressy Road as the road already, according to surveyors, has a slight shift. Any excavation downwards could cause additional shifting of neighbouring houses perhaps causing structural problems and devaluing the properties. In addition the road is directly above the Fleet river and as such I have been told in the past that downward excavation is not advisable.
2014/2553/P	Sharon CHEN COOPER	24 Cressy Road London NW3 2LY	17/04/2014 19:59:56	OBJNOT	I find it hard to believe that it will be possible to excavate a basement in the property as the tributaries of the River Fleet run under the houses in the vicinity, including those of Cressy Road. There are no cellars to the houses in the road or immediate area for this reason. Furthermore, there has been recent subsidence in the road at no.12, sufficiently severe to result in it being taken off the market. There will be dire consequences to the stability of the sub-ground in Cressy Road. Please do not be hoodwinked by Mr Murphy wishing to overdevelop the site. I have no objections to Mr Murphy developing the property within its original outline and footprint.
2014/2553/P	Melanie Price	34 Cressy Road Hampstead London NW3 2LY	21/04/2014 15:46:38	OBJ	<p>I object most strongly to the proposal to excavate a basement beneath Nos. 21 &amp; 23 Cressy Road for the following reasons:</p> <p>Cressy Road is part of the Mansfield Conservation Area and such a development would contravene the spirit of an area that has been deemed worthy of conservation.</p> <p>The creation of light wells fronting the road would harm the appearance of the building and the streetscape. The garden area in front of Nos. 21 &amp; 23 is the narrowest in the road and therefore any lightwells would be highly visible and would irreparably mar the classical Victorian aspect of the street.</p> <p>In addition, the creation of lightwells would inevitably result in illumination and light spill onto the street from the newly created basement rooms.</p> <p>The Victorian sewers and water pipes would be extremely vulnerable to extraneous pressure from the excavations. These pipes are over 100 years old and every effort should be made to keep them in good working order, and an excavation to this level in the street would only have a detrimental and damaging effect on the existing facilities.</p> <p>The road surface is not robust and has suffered in recent years from water seepage, and the Council have occasionally had to fill in potholes. The road surface is likely to be damaged beyond repair by the increased traffic of those heavy vehicles required to undertake the excavation.</p> <p>Finally, perhaps I can point out that the Victorians, who were renowned for being first-class engineers, decided not to include basements when building all the terrace houses from South End Green to Mackeson Road. There were obviously cogent reasons for their decision as the houses from Roderick Road down to Gospel Oak do include basements. Perhaps the Planning Department might like to revisit the rationale used by the Victorians in arriving at their decision when considering the current application to excavate a basement in Cressy Road.</p>