

From: [REDACTED]
Sent: 19 April 2014 09:59
To: Planning
Subject: planning application number 2014/1938/P at 35 South Hill Park

Sir/Madam

I am a tenant at Flat 3, 37 South Hill Park, NW3 2ST, and I would like to inform you that

I object to planning application number 2014/1938/P at 35 South Hill Park for the following reasons:

I am concerned that no information is available in the Basement Impact Assessment about the stability of this building, which has a 60ft high, five storey flank wall that has 5 wall ties, which have obviously been inserted due to structural weakness. This is my main grounds for objection as I live next door. This is contrary to Camden's guidelines on the construction of basements and will result in cumulative development.

The excavation of up to 3m in depth of the rear garden, will change the natural topography of South Hill Park Conservation Area and will result in a hole where once there used to be climbing plants and green lawn, this is a loss of visual amenity. The loss of possibly two front gardens is extremely detrimental to the character and appearance of the Conservation Area.

The enormous basement extension across the whole width at the rear of the building with an extension above is not similar to other recent developments in the area, as none have a subterranean room sunk 1.5 levels below the rear garden which is full width with a full width extension above.

The number of HGV's required to move building materials, concrete and about 600cubic metres of excavated earth (which at least doubles on removal) will be horrendous in this small cul de sac. It will be extremely noisy, polluting and with heavy vibrations that destroy the flexible shallow foundations of this old Victorian building and the tranquillity of the area.

Kind regards
Stefan Collignon

[REDACTED]

Dike, Darlene

From: [REDACTED]
Sent: 23 April 2014 20:17
To: Planning
Subject: application 2014/1938/P
Attachments: planning objections 35 SHP second application.doc

To whom it may concern
please find attached my objections to this application. Please acknowledge receipt.
Mrs Jones



**15 NASSINGTON ROAD
LONDON NW3 2TX**

21/04/2014

Planning application:- 2014/1938/P

I object to the planning application at number 35 South Hill Park, London NW3 2ST, application number 2014/1938/P for the following reasons:-

1. The proposal to create a basement, under the existing house, and a front light-well, erection of a full width 2 storey rear extension including a subterranean room and excavation of the whole of rear garden up to a depth of 3m, together with extensive demolition at the rear, leaves me **extremely concerned about the extent of excavations taking place on South Hill Park and especially about the proposed basement development at No 35. The bulk of the development is out of scale to the existing building and is inappropriate for this conservation area.**
2. The stability of No 37 has not been addressed in this proposal. There has been tragic damage to existing buildings in South Hill Park caused by subsidence to adjoining properties where basement works have taken place.
3. The removal of up to 3m depth of existing rear garden ruins the natural contour and the flow of water between gardens. This will lead to a build up of water, uphill in the adjoining garden, which could cause flooding and subsidence. This is not an insubstantial worry knowing that South End Green has previously been flooded.
4. This development plus the proposed development at 33 SHP will result in the loss of two front gardens, which is to the detriment of the conservation area, gross overdevelopment of the site and is cumulative development.
5. This proposed development ignores the Councils own SHO conservation area guidelines, in particular concerning rear extensions and front gardens.
6. The rear extension protrudes further into the rear garden than any other in this location and should be reduced in size (as specified in Council guidelines).

I have lived in the area for many years and regret the erosion of the character and appearance of my conservation area, especially in South Hill Park. I think that the increase in traffic from heavy goods vehicles, uncontrollable noise levels from

construction and vibrations from construction work and heavy traffic will make it intolerable for residents of South Hill Park.

I request the Council refuse this application.

Yours Faithfully

Ann Jones (Mrs)

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 9360424

Planning Application Details

Year 2014

Number 1938

Letter P

Planning application address 35 south hill park

Title Miss

Your First Name Jessamy

Initial

Last Name Sheppard

Organisation

Comment Type Object

Postcode nw3 2st

Address line 1 39 South Hill Park

Address line 2 LONDON

Address line 3

Postcode NW3 2ST

E-mail

Confirm e-mail

Contact number

Your comments on the planning application

The applicant has not demonstrated that the proposed works to No.35 South Hill Park will maintain the structural stability of the neighbouring building No.37 South Hill Park as required by Camden Development Policy DP27A. I therefore oppose the planning application 2014/1938/P for works to No.35 South Hill Park.

If you wish to upload a file containing your comments then use the link below

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 9360424

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Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE

Form reference

9360424

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 9361017

Planning Application Details

Year 2014

Number 1938

Letter P

Planning application address 35 South Hill Park

Title Mr.

Your First Name Hugh & Deborah

Initial

Last Name Sheppard

Organisation

Comment Type Object

Postcode NW3 2ST

Address line 1 39 South Hill Park

Address line 2 LONDON

Address line 3

Postcode NW3 2ST

E-mail

Confirm e-mail

Contact number

Your comments on the planning application

We are resident owners of this address.

It is in a terrace of four houses: Nos. 37 to 43. During the early 1970s when the fifth floor was added to No. 37 a concrete ring beam was built at that level creating a rigid structural link between the flank wall of No. 37 and the party wall with No. 39. Therefore any movement of the fragile flank wall would cause direct damage to the party wall that we share with No. 37.

I have read the applicant's BIA by Ecologia, also the critique of that BIA by Mr de Freitas, submitted by Mrs Gailey. I am

Camden Council Customer feedback and enquiries

Comments on a current Planning Application - Ref. 9361017

Planning Application Details

particularly worried by his opinion that Ecologia have not taken sufficient account of the problem of ground water which would be diverted under No. 37 by the new basement structure, destabilizing the flank wall, that no details of its foundations are known and that no plan as to how to stabilize it during excavation can therefore be submitted. Mr de Freitas has many other criticisms of the BIA which I shall not go into here, but which all together amount to a prospect of considerable risk to Nos. 37 and 39 if this development goes ahead.

With reference to Camden Development Policy DP27 a, we therefore oppose the application on the grounds that it cannot prove that it can maintain the stability of Nos. 37 and 39.

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Form reference

9361017