



To whom it may concern,

I would like to strongly object to the following:

site address: 9-11 Mansfield Road
application number: for the plans (2014/1495/P)

Developers already have permission for a very large building on this site (application 2012/3271/P). The external dimensions of the house should not be allowed to increase from those in the earlier application.

A number of planning conditions were attached to permission for application 2012/3271/P to protect the amenity of neighbours and these should also be applied to this application if permission is granted, notably:

- Removal of permitted development rights.
- Flat roofs and first and second floor level to be used for maintenance only and use as roof terraces forbidden.
- The 1.5m and 1.8 metre privacy screens on the first floor balconies to be permanently retained and maintained.
- Arrangements to ensure planters are installed, planted and maintained.

The basement impact assessment is inadequate because site investigation was based on one borehole (instead of the three that Camden requires) and the monitoring period was inadequate.

In addition there was no flood risk assessment as required for basement proposals in Mansfield Road. A proper BIA should be required before any proposals for a basement are considered.

Yours faithfully

Sally Llewellyn & Stephen Webster
16 Oak Village
London NW5 4QP

Planning Application 2014/1495/P 9 and 11 Mansfield Road

I own 7 Mansfield Road which is next door to this site. I make and sell miniatures and sell toys from the premises.

Above ground, these plans seem very similar to earlier ones.

I understand a planning restriction was placed on the set of plans earlier approved for this site which restricted the use of all the flat roofs to maintenance only. This restriction should stay for all the flat roofs for the same reasons it was imposed in the first place.

The first floor back room is my workshop and I need good light for the fine work I do here. The only source of light is the west facing window. Placing planters on the flat roof immediately opposite it would restrict the light I need. Light would also be restricted into my first floor front room. In fact the planters appear to be a device to obtain a wrap-round terrace at first floor level which would compromise the privacy of both my first floor rooms.

I note the developers have permission to install a small basement under the existing house. They have no permission to install any basement under any new building. For this they need to undertake a robust basement impact assessment according to the procedure set out by Camden. This they have not done as they have based all their conclusions on one borehole monitored for a short period only. Camden normally requires at least 3 boreholes monitored for a period to allow for seasonal variations. This area was badly flooded in 1975 and regularly suffers from problems of run off from Hampstead Heath to say nothing of the likelihood of underground streams running through the site.

I am concerned about the effect of the works (particularly the basement and particularly vibration) on my fragile stock, much of it hand made and unique, and on my ability to carry on with my business (which is my livelihood), throughout the works. Any construction management plan for this site (with or without a basement) needs to take these factors into account. Whatever planning permission is eventually granted for this site my Party Wall surveyor needs to have an input into the construction and management plan.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Kristin Baybars