



Dear Fergus,

Following Cllr Knight's objection on our behalf, I would also like to add a few extra thoughts below.

I do hope you will be able to refuse this application given the arguments against it.

Please do contact me if i can be of further assistance.

Allbest,

Simon

Objection to Application 2013/7182/P Flat 1 Wedderburn Road

I am writing in support of local residents to object to an application for a basement development at Flat 1, 15 Wedderburn Road. I believe the application clearly contravenes clauses within Camden's Policies DP26, DP27 and CPG4. There are four main areas where these contraventions occur.

1. Bulk and Scale

The application proposes to dig 3 levels down, with the development exceed the footprint of the current property at every level. This is unsustainable for a property this size and should not be allowed. This extra space also includes a car park which is against current Camden policy.

2. Engineering Report and Basement Impact Assessment

Tim McFarlane, the Consulting Engineer reporting for those opposing the application believes that said application makes no consideration of other residents, is inappropriate in bulk and scale in this location and will cause significant disruption for other residents in 13 Wedderburn Road and their neighbours. Further, he notes that the existence of ground water where the excavation is proposed will require far more skip removals and potential HGV movements than are indicated which will cause much disruption to the road and is at odds with CPG4.

He notes the technical problems that the applicant must address if the works are to be carried out as the applicant describes. Details regarding the secant piling and provision of temporary support for Flats 2 & 3 at 15 Wedderburn Road are required, and a strategy to ensure access to Flat 3. The Basement Impact Assessment/Construction Method Statement provides no assurance on any of these points. Hence he recommends refusal on these grounds.

Further CPG4 requires 'calculations of predicted ground movements and structural impacts to be provided'. He also notes 'there is mention of settlement and heave associated with this work.....but there is no detailed analysis of the extent of this movement and how it would be mitigated'. Clear evidence must be provided with regard to these considerations and BIA must include the predicted damage assessment on the Burland scale to numbers 13 and 15 Wedderburn Road, as well as 7 Akenside Road for this application to be considered.

3. Site Location

With regards to the conservation area, any alleged improvements to the road from the development will in fact not be seen from the road, so any such suggestions are invalid. The high gates proposed for the development are not appropriate to the street or the property or the conservation area. Also the 5 parking spaces on the current site, 3 of which are used by the other residents will all be lost during the building works, placing extra pressure on what Camden regard as a 'heavily parked road'

4. Impact on Neighbours During Building Works

CPG4 states that: 'full care and consideration should be given to neighbouring properties, as the works can be particularly intrusive to immediate neighbours'. The impact on neighbours and surroundings will be huge. It is estimated that there will be in excess of 1,000 vehicular movements during the piling and excavation only. The car park through which access is proposed to the site is demised to flat 2 and access can not be assured, the applicant therefore must demonstrate how the site will be accessed without entry to the car park. Further, the Construction Management Plan states that there is a 'separate detailed traffic management plan'. This does not appear to have been submitted to the Council and therefore is not available for consultation. These considerations alone, will assure significant intrusion for immediate neighbours and adversely affect their right to an undisturbed life.

5. I understand that this application proposes removal of ALL trees on the site, despite the fact that some have TPO's. This should not be allowed.

I would ask that for these reasons that you reject these proposals. Much of my case work involves planning applications, most of them to the detriment of the conservation area of Hampstead. Please consider that many approvals create new precedents that are slowly eroding the unique character of this beautiful and historical area.

I believe there are ample grounds to turn down this application and I ask with all sincerity that you do so.

Allbest,

Simon