

## Camden Square Conservation Area Advisory Committee

13 St Augustine's Road  
London NW1

**Date:** 18 November 2013

**Planning application Reference:** 2013/5715/P

**Proposal:** Erection of a basement excavation and extension to the lower ground floor dwelling with 1x lightwell at front and rear elevations. Erection of a single storey rear extension and infill to side/rear entrance and 1x rear dormer window at loft level

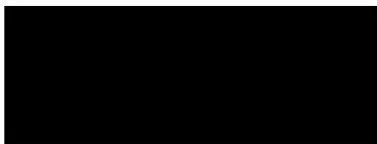
**Summary:** We **object** to the proposed development on the grounds of technical viability and its long term impact negative impact on neighbours and their buildings

### Comments:

1. Given the history of basement excavations in the conservation we have serious concerns about its viability and the very significant impact it will have on neighbouring buildings.
  - 1.1. The basement impact assessment report is full of caveats and reservations which do not engender confidence. Appendix A, Limitations and Conditions, abounds with uncertainty and states for example that *"The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous in ground activities"*
  - 1.2. We also note, for example, that water level measurement needs to be taken over a prolonged period, yet much is predicated on results from one reading in July 2013. *"Changes in groundwater level occur for a number of reasons including seasonal effects and variations in drainage. Exact groundwater levels may only be determined through long term measurements from monitoring wells installed on-site. The investigation was undertaken in July 2013, when ground-water levels should be close to their annual minimum (i.e. lowest)."*
  - 1.3. The proximity to the main railway line appears not to have been considered
2. The development will involve the removal of well established trees

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3. The proposal fails to maintain levels of privacy that should be expected in a densely-knit urban environment
  - 1.1. The staircase providing access to the garden from the lower floor of the upper maisonette runs close to the boundary with No. 11 and will give a clear view over the whole of the latter's garden.
  - 1.2. The back flank window on the proposed dormer will give views over the rear gardens of Nos 11,9, 7 and 5.
2. There are also problems with over shadowing
  - 2.1. The proposed extension will cast a shadow during the afternoon on the rear garden to No, 15 as well as blocking sun from the ground floor window
3. Whilst this is an interesting proposal and endeavours to maintain the rhythm of the neighbouring buildings, it is fraught with problems. The technical arguments contained in the basement impact report are unconvincing and require forensic examination. The construction itself will significantly impact on the neighbouring buildings and the extensions at the rear and at roof level will have a considerable long term impact on the privacy of neighbours as well as restricting sunlight to the rear window on the ground floor of No. 15. We would urge that the application be rejected.



**Signed:**

David Blagbrough  
Chair  
Camden Square CAAC

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