

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/4559/P	Peter Ahrends	16 Rochester Road London NW1 9JH	21/08/2014 18:37:37	COMMNT	<p>I am an architect who has lived in Rochester Road for fifty years and, for most of that period, I was a founding partner in a well-known Camden-based architects practice.</p> <p>I have viewed the planning documents and appreciate that Camden's planning officers will satisfy themselves that the submission proposal meets planning requirements and officers' pre-application advice(or not).</p> <p>This said, I wish to make just one general comment about this application:</p> <p>So far as I'm aware this proposal,if built, would become the first of this 'deep extended-basement type' to affect the neighbourly character of this conservation area.Firmly established as a type in other wealthier mono-class areas of London it should be refused for it's possible precedent-setting characteristics. One of the clear benefits of this 'Rochester' area is that, to some extent, it still remains a socially healthy mixed-class neighbourhood.Were this proposal to be approved I suggest that with more of the same that would probably follow this precedent, the character of the area would, by market erosion, be harmed. This should be resisted and the proposal should be refused.</p>
2014/4559/P	Mark McCarthy	5 Rochester Terrace	19/08/2014 09:57:20	COMNOT	<p>I wrote to the planning officer on 13 August, but have received as yet no reply:</p> <p>Please can you consider this application for a basement in Rochester conservation area.</p> <ol style="list-style-type: none"> 1. Please explain why, for the pre-application (2014/2541/PRE) in April, the web page has no documentation. Please can your written report, which has been quoted in the Design & Access statement, be made publicly available on the web. (NB. The applicant did not contact the conservation area committee before the full application, as recommended by LBC, but only through LBC at the time of its submission.) 2. Please advise whether, given the proposal is for residential accommodation below ground level with covered lightwells, there should be a daylight light report 3. Please explain what action has been taken to consider the tree in the garden within the conservation area, as identified in Camden's basement guidance CPG4. 4. Please explain what steps have been taken to provide an independent verification of the BIA at the applicant's cost. I attach my lay comments on the one so far available. It is essential to review the calculations (which are not given in full), as stated in Camden's CPG4 para 2.30. 5. Please advise why many neighbours are listed on the web page but none have been advised by the Council of the application – even the neighbours above and to the side of the property. 6. In view of these issues, please consider extending the consultation until it there has been full information provided and discussed.

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2014/4559/P	Shuwei Fang	23 Rochester Road London NW1 9JJ	20/08/2014 12:13:54	OBJ	<p>Copy of email to Camden planning officer Jonathan Markwell, 20/08/2014:</p> <p>Dear Jonathan,</p> <p>We are writing to comment on the proposed basement extension at 23 Rochester Road, London, NW1 9JJ.</p> <p>As close neighbours of the basement flat (we live on the top floor at number 23), we would like to express our sincerest opposition to the extension request. I cannot stress how much this lengthy and noisy process will impact our lives. As Russell works from home, in a room that overlooks the back garden where the work will primarily occur, the building works will be enormously disruptive and will certainly mean that he will no longer be able to work there.</p> <p>We have discussed this issue with our neighbours at number 24 and 19c, and as well with the local conservation group for the Rochester Road area led by Mark McCarthy. They are all in opposition and you should have received individual responses from them as well. However, we have not had sufficient time to put forward a coordinated response to you, since a) we were not notified that Neil Quinn has left the council (some of our responses were addressed to Neil), and b) we did not receive official notice of the request for planning permission at all – the first we heard of it was from our neighbour Mark McCarthy, last week. Therefore I would like to ask for a longer period of time to submit a group response – please let us know if this is possible.</p> <p>Thanks for confirming receipt of this email by reply.</p> <p>Kind regards,</p> <p>Shuwei Fang and Russell Bennetts</p>
2014/4559/P	Russell Bennetts	23 Rochester Road	20/08/2014 12:16:27	OBJ	<p>I strongly oppose to the proposal to build a new basement underneath the building in which I live. The construction process would impact negatively on my life. I work from home so the noise would make my day unbearable. If built, the new basement would be out of keeping with the rest of the road.</p>